



AGENDA
RIO DELL PLANNING COMMISSION
"VIRTUAL" REGULAR MEETING
TUESDAY, AUGUST 25, 2020 – 6:30 P.M.
CITY HALL COUNCIL CHAMBERS
675 WILDWOOD AVENUE, RIO DELL

WELCOME.... Copies of this agenda, staff reports and other material available to the Commission are available at the City Clerk's office in City Hall, 675 Wildwood Avenue and on the City's website at www.cityofriodell.ca.gov. Your City Government welcomes your interest and hopes you will attend and participate in Rio Dell Planning Commission meetings often.

**SPECIAL PUBLIC HEALTH EMERGENCY ALTERATIONS TO MEETING FORMAT
CORONAVIRUS (COVID-19)**

Due to the unprecedented public health threats posed by COVID-19 and the resultant need for social distancing, changes to the City Council and Planning Commission format are required. Executive Order N-25-20 and N-29-20 from Governor Gavin Newsom allow for telephonic Planning Commission meetings and waives in-person accessibility for Planning Commission meetings, provided that there are other means for the public to participate. Therefore, and effective immediately, and continuing only during the period in which state or local public health officials have imposed or recommended social distancing measures, the City Council and the Rio Dell Planning Commission will only be holding "virtual" meetings.

Public Comment by Email:

In balancing the health risks associated with COVID-19 and need to conduct government in an open and transparent manner, public comment on agenda items can be submitted via email at publiccomment@cityofriodell.ca.gov. Please note which project the comment is directed to and email your comments to the above email address. The City Clerk will read comments out loud, for up to three minutes and provide an immediate response to the comment(s).

Zoom Public Comment:

When the Chair announces the agenda item that you wish to comment on, call the conference line and turn off your TV or live stream. Please call the toll free number **888-475-4499**, enter meeting ID **987-154-0944** and press (*) 9 on your phone – this will raise your hand. You will continue to hear the meeting on the call. When it is time for public comment on the item you wish to speak on, the Clerk will unmute your phone. You will hear a prompt that will indicate your phone is unmuted. Please state your name and begin your comment. You will have 3 minutes to comment.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CEREMONIAL MATTERS

- 1) 2020/0825.01 - Formalize the Appointment of Larry Arsenault to Fill the Unexpired Term Expiring December 31, 2021 **(ACTION)** 1

E. CONSENT CALENDAR

- 1) 2020/0825.02 - Approve Minutes of the July 1, 2020 Special Meeting **(ACTION)** 2

F. PUBLIC PRESENTATIONS

This time is for persons who wish to address the Commission on any matter not on this agenda and over which the Commission has jurisdiction. As such, a dialogue with the Commission or staff is not intended. Items requiring Commission action not listed on this agenda may be placed on the next regular agenda for consideration if the Commission directs, unless a finding is made by at least 2/3rds of the Commission that the item came up after the agenda was posted and is of an urgency nature requiring immediate action.

Due to the COVID-19 situation public comment must be submitted via email at publiccomment@cityofriodell.ca.gov. Your comments will be read out loud, for up to three minutes.

G. SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

- 2) 2020/0825.03 - Approve Resolution No. PC 148-2020 Recommending the City Council Amend the Existing Sign Regulations, Section 17.30.300, Table 7-1 of the Rio Dell Municipal Code **(ACTION)** 7
- 3) 2020/0825.04 - Adopt Resolution No. 149-2020 Approving Rio Dell Holdings Proposed Subdivision (File No. 205-111-069; Case No. PMS 18-01 Modification) **(ACTION)** 34

H. STAFF COMMUNICATIONS

I. ADJOURNMENT



In compliance with the American with Disabilities Act (ADA), if you need Special assistance to participate in this meeting, please contact the Office of the City Clerk at (707) 764-3532. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

The next Regular Planning Commission meeting is scheduled for Tuesday, September 22, 2020 at 6:30 p.m.



*675 Wildwood Avenue
Rio Dell, CA 95562*

TO: Rio Dell Planning Commission

FROM: Karen Dunham, City Clerk

DATE: August 25, 2020

SUBJECT: Planning Commission Appointment

RECOMMENDATION

Formalize the appointment of Larry Arsenault to fill the unexpired term of Melissa Marks expiring December 31, 2021.

BACKGROUND AND DISCUSSION

At the Special Planning Commission meeting of July 1, 2020, the Commission accepted the resignation of Planning Commissioner Melissa Marks effective June 25, 2020. At that time, Planning Commissioner Alternate Arsenault had the option to remain as Alternate or to step up to fill the unexpired term vacated by Commissioner Marks. He informally accepted the position of Planning Commissioner. This formalizes the appointment and recognizes the vacant position of Planning Commission Alternate.

The Notice of Vacancy was posted on July 2, 2020 with the final date for submittal of applications set for July 16, 2020. Since no applications were received, the deadline was extended to August 27, 2020 for appointment by the City Council at their meeting of September 1, 2020, provided there is at least one application received by the filing deadline.

**RIO DELL PLANNING COMMISSION
SPECIAL MEETING MINUTES
JULY 1, 2020**

CALL TO ORDER

Commissioner Angeloff called the special “virtual” meeting of the Rio Dell Planning Commission to order at 6:33 p.m.

Present were Commissioners Angeloff, Kemp, Millington, and Wilson. Also, in attendance was Planning Commissioner Alternate Arsenault.

Others present were Community Development Director Caldwell and City Clerk Dunham.

Also present was the applicant Sean Suh, Allen Baird and Matt Nyberg, Baird Engineering, Beth Burks, Laco & Associates, Christine Manhart, and Sue Long, Wendt Construction.

CEREMONIAL MATTERS

Accept Resignation from Planning Commissioner Marks effective June 25, 2020

Planning Commission Chair Angeloff thanked Commissioner Marks for her service and suggested the Commission propose to the City Council that she be given some sort of recognition, perhaps in the form of a plaque.

Community Development Director Caldwell stated that Commissioner Marks was a valuable member of the Commission for many years that she would truly be missed.

Motion was made by Millington/Kemp to accept the recognition from Planning Commissioner Marks. Motion carried 5-0.

CONSENT CALENDAR

Planning Commission Chair Angeloff asked if any Planning Commissioner or member of the public had any questions or corrections to the minutes as presented. There were no comments.

Approve Minutes of the June 23, 2020 Regular Meeting

Motion was made by Millington/Wilson to approve the minutes of the June 23, 2020 regular meeting as submitted. Motion carried 5-0.

PUBLIC PRESENTATIONS

None

SCHEDULED MATTERS/PUBLIC HEARINGS/STUDY SESSIONS

Approve Resolution PC 150-2020 Approving a Cannabis Activities Conditional Use Permit for Marathon 102, LLC for 54,610 square feet of Mixed-Light Commercial Cannabis Processing, Packaging and Distribution (File No. 205-111-075; Case No. CUP-CCLUO-20-04)

Community Development Director Caldwell provided a staff report recommending approval of a Conditional Use Permit (CUP) for 54,610 square feet (canopy area) of mixed-light commercial cannabis cultivation to occur within eight greenhouses built to a maximum of 93,800 square feet. Also proposed and included in the square footage of the greenhouses were two headhouses for processing (drying and trimming).

He further explained that the applicant is proposing a phased-in plan with the estimated project phases as follows:

- **Phase I:** Construction of Greenhouse #1, Headhouse #1, parking lot, landscaping, rain garden, and on-site septic.
- **Phase II:** Construction of Greenhouses #2 (to commence approximately 5 Months after completion of Phase I).
- **Phase III:** Construction of Greenhouses #3 and #4 (to commence approximately 5 months after completion of Phase II).
- **Phase IV:** Construction of remaining greenhouses (Greenhouses #5-#8) and Headhouse #2 (to commence approximately 10 months after completion of Phase III).

Community Development Director Caldwell reviewed the Performance Standards and Conditions of Approval and recommended an additional condition of approval submitted as supplemental information to require the applicant to participate in a Road Maintenance Association of the 50-foot access easement on the east side of the

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property along with other users of the access easement including the City. With that said, he called for questions from the Commissioners.

Commissioner Alternate Arsenault asked if the applicant would be having any toxic materials on site and if so, how they would be used.

Community Development Director Caldwell noted that there are no toxic materials currently on site and that toxic materials are limited to the Rio Dell Holdings property which is to the north of this property. He referred to page 37 of the staff report, Condition #26 which requires the applicant to enroll and provide evidence of enrollment in the County Hazardous Waste Program.

Commissioner Wilson suggested the applicant be required to provide additional parking spaces if the project design changes.

Community Development Director Caldwell explained that the applicants are required to provide adequate parking spaces based on actual demand and that the on-site plan provides four (4) additional parking spaces.

Commissioner Kemp commented that there was room for ample parking and that he didn't think it would be an issue.

Commissioner Millington agreed.

Commissioner Angeloff referred to the additional condition of approval related to a Road Maintenance Association and said that this was the first time he heard of this and asked if it is acceptable to the applicant.

Community Development Director Caldwell noted that the area in question includes a private access easement and it is typical for property owners to engage in such agreements at the time of development. He commented that staff would work with the engineers and come up with a reasonable annual contribution to maintain the road.

Applicant Sean Suh interjected that he was more than willing to participate in a Road Maintenance Association for all common areas that pertain to their project.

Commissioner Angeloff called for public comment on the proposed project.

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Sue Long asked if the road is a private road and if it would be required to be developed to City standards.

Community Development Director Caldwell explained that the applicant's proposal includes curb, gutter and sidewalk along the westerly boundary noting that the Wendt parcel to the north has the same requirement. Once Humboldt 454 expands their facility, they would be required to provide curb, gutter and sidewalk on that side of their property is the same for any other new development in that area. He said that ultimately the road would be maintained to satisfactory condition. City standards are basically to improve the 50-foot easement with an overlay or seal coating with a 5-foot sidewalk, an 8-foot paring lane on each side and two travel lanes.

Sue Long said that she did not remember a Road Maintenance Association with development of the Wendt parcel and thought the road was to be taken over by the City.

Community Development Director Caldwell said that there was no offer of dedication provided to the City and if there were, the City would require the road to be brought up to City standards first.

There being no further public comment, the public comment period was closed.

Motion was made by Millington/Kemp to adopt Resolution No. PC 150-2020 approving the Conditional Use Permit (CUP) for Marathon 102, LLC, subject to the Conditions of Approval as presented. Motion carried 5-0.

Sean Suh thanked the Commission and said that he was pleased to have the opportunity to work with Rio Dell and very enthusiastic to create a project everyone can be proud of.

Community Development Director Caldwell thanked the Commissioners for agreeing to holding a special meeting and the applicant and the applicant's agents for putting together a good solid application. He said that the City was lucky to have them bring their business to Rio Dell and was looking forward them being prosperous.

STAFF COMMUNICATIONS

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Community Development Director Caldwell reported that Rio Dell Holdings was fine tuning their application and hoped to have everything done by the beginning of next week. He said as soon as receives their completed application he would refer it to the City Engineer for comment and reach out to the Commission to see if the Commission would be willing to schedule another special meeting to consider their application.

ADJOURNMENT

The meeting adjourned at 7:02 p.m. to the July 28, 2020 regular meeting.

Nick Angeloff, Chair


Attest:


Karen Dunham, City Clerk



For Meeting of: August 25, 2020
☐ Consent Item; ☒ Public Hearing Item

To: Planning Commission

From: Kevin Caldwell, Community Development Director 

Through: Kyle Knopp, City Manager 

Date: August 14, 2020

Subject: Sign Regulations

Recommendation:

That the Planning Commission:

1. Receive staff's report regarding amending Section 17.30.300, Table 7-1 of Rio Dell Municipal Code, the City's existing Sign Regulations; and
2. Open the public hearing, receive public input and deliberate; and
3. Adopt Resolution No. PC 148-2020 recommending that the City Council amend the existing Sign Regulations, Section 17.30.300, Table 7-1 of Rio Dell Municipal Code.

Background and Discussion

The City adopted new, comprehensive sign regulations in 2018. A copy of the regulations is included as Attachment 1. Element 7 recently submitted construction drawings, including sign details. Element 7 is proposing three signs, one on the Ash Street side near the entrance to the building and two on the front of the building. See Attachment 2. The current regulations only allow one on building sign with a maximum area of 100 square feet. The proposed signage does comply with the area limit. See Table 7-1 below.

TABLE 17.30.300-7-1 SIGNS PERMITTED BY ZONING DISTRICTS					
Sign Type	Maximum No. Permitted	Maximum Area ⁴ (Sq. Ft.)	Maximum Height ⁴ (Ft.)	Minimum Setback From ROW (Ft.)	Illumination Standards
Town Center and Neighborhood Center Zones:					
Building signs ¹ :	1 per business	100	Roofline	-	No glare onto residential property
Freestanding signs: Individual businesses	1	50	10	10	Indirect or background
Freestanding signs: Integrated development	1	150	15	10	Indirect or background
Community Commercial and Industrial Commercial Zones:					
Building signs	1 per business	125	Roofline	-	No glare onto residential property
Freestanding signs	1 per business	150	35	10	No glare onto residential property
Freestanding signs, integrated development ⁴	1 per project entrance	300 ³	35	10	No glare onto residential property

Notes:

1. Excludes nameplates as described in section 17.30.300(3) of this chapter.
2. Refer to Design Review Guidelines.
3. Square feet by side.
4. On site signs for commercial and industrial zones may exceed the height and size limits after showing that the operation on site requires the added visibility and that site topography or other constraints would preclude adequate visibility of the sign and upon issuance of a Conditional Use Permit.

Element 7 was willing to pursue a Variance. However, after considering other parcels, including corner parcels, developed parcels adjacent to vacant parcels and parcels adjacent to Highway 101, staff decided to recommend amending the sign regulations to allow up to three on-building signs.

Procedures for Zoning Ordinance Amendments

Pursuant to Section 17.35.010 of the City of Rio Dell Municipal Code, the following City procedures are required to amend the Ordinance:

- An amendment may be initiated by one or more owners of property affected by the proposed amendment, as set out in Section 17.35.010(3), or by action of the Planning Commission, or the City Council.
- The application of one or more property owners for the initiation of an amendment shall be filed in the office of the City Clerk on a form provided, accompanied by a filing fee.
- Subject only to the rules regarding the placing of matters on the Planning Commission agenda, the matter shall be set for a public hearing.
- Notice of hearing time and place shall be published once in a newspaper of general circulation at least ten calendar days before the hearing or by posting in at least three public places.
- At the public hearing, the Planning Commission shall hear any person affected by the proposed amendment. The hearing may be continued from time to time.
- Within 40 days of the conclusion of the hearing, the Planning Commission shall submit to the City Council a written report of recommendations and reasons therefore.
- Subject only to the rules regarding the placing of matters on its agenda, the City Council, at its next regular meeting following the receipt of such report, shall cause the matter to be set for a public hearing. Notice of the time and place of the hearing shall be given as provided in Section 17.35.010(5), hereof.
- At the public hearing, the City Council shall hear any person affected by the proposed amendment. The hearing may be continued to a specified future date, but shall be concluded within 60 days of the commencement thereof.
- The City Council shall not make any change in the proposed amendment until the proposed change has been referred to the Planning Commission for a report, and the Planning Commission report has been filed with the City Council.

Zone Amendment Required Findings:

1. The proposed amendment is in the public interest.

The proposed amendment is in the public interest in that they would allow additional signs, up to three in Town Center, Neighborhood Center, Community Commercial and Industrial Commercial zones. The current regulations only allowing one on-building sign could affect the success of a local business. The success of a business depends in part on the location and visibility, including signage. A vibrant commercial district is in the public's interest. Staff has discussed the recommended amendment with the Chamber of Commerce and they are supportive of the amendment.

2. The proposed amendment is consistent and compatible with the General Plan and any implementation programs that may be affected.

One of the primary purposes of the General Plan is to facilitate planned, orderly development and to promote economic development, and protect the public health, safety and welfare of the community. There are a number of policies which encourage a vibrant commercial community. Appropriate and visible signage is an important factor in the success of any business. There are no specific General Plan goals, policies or discussions that are contrary to the recommended amendments. Therefore, staff believes the proposed regulations are consistent with the General Plan.

3. The proposed amendments have been processed in accordance with the California Environmental Quality Act (CEQA).

The primary purpose of the California Environmental Quality Act (CEQA) is to inform the decision makers and the public of potential environmental effects of a proposed project.

Based on the nature of the project, staff has determined that the project is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15061(b) (3) of the CEQA Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a **significant** effect on the environment. Where it can be seen with certainty that there is no possibility that the project in question may have a significant effect on the environment, the project is not subject to CEQA. Based on the nature of the proposed amendment, staff believes there is no evidence to suggest that the amendment to the sign regulations will have a significant effect on the environment.

Attachments:

Attachment 1: Existing Sign Regulations, Section 17.30.300 Rio Dell Municipal Code.

Attachment 2: Element 7 Sign Renderings.

Attachment 3: Resolution No. PC 148-2020 recommending that the City Council amend the existing Sign Regulations, Section 17.30.300, Table 7-1 of Rio Dell Municipal Code.

Sign Regulations

Section 17.30.300

Rio Dell Municipal Code

17.30.300 Signs and Nameplates

Sections:

- 17.30.300(1) Purpose and Applicability
- 17.30.300(2) Review of Signs
- 17.30.300(3) Exempt Signs
- 17.30.300(4) Prohibited Signs
- 17.30.300(5) Standards for Special Category Signs
- 17.30.300(6) General Development, Maintenance and Removal
- 17.30.300(7) Permitted Signs by Zoning Districts
- 17.30.300(8) Temporary and Special Event Signs
- 17.30.300(9) Nonconforming Signs



17.30.300(1) Purpose and Applicability:

This chapter establishes the regulation of signs as a way to:

- (a) Encourage creative and innovative approaches to signage within the community that are of high quality design and character and contribute to the overall appearance of the community; and
- (b) Encourage signage that is architecturally and cosmetically compatible with the surrounding area; and
- (c) Enhance the overall property values in the city by discouraging signage that contributes to the visual clutter of the streetscape, such as oversized signs and excessive temporary signs; and

(d) Enhance aesthetic and traffic safety in the community by minimizing signage information to ensure that signage does not distract motorists, obstruct, or otherwise impede traffic circulation; and

(e) Safeguard and protect the public health, safety, and welfare through appropriate prohibitions, regulations, and controls on the design, location, and maintenance of signage. The standards of this chapter apply to signs in all zoning districts. Only signage specifically authorized by this chapter shall be allowed.

17.30.300(2) Review of Signs:

(a) Permit Required: Except as otherwise provided in this chapter, no person shall erect, move, alter, replace, or maintain any sign without first obtaining zoning clearance (administrative plan check) to ensure compliance with applicable provisions of this chapter. (See Section **17.30.300(3)** of this chapter for exemptions.)

(b) Uniform Sign Program: A uniform sign program is intended to integrate design of signs with the design of the structures to achieve a unified architectural statement. Its purpose is ensuring design compatibility, not providing exemptions from the provisions of this chapter.

(c) Applicability: A uniform sign program shall be required whenever any of the following circumstances exists:

(i) New multi-tenant developments of three (3) or more separate tenants that share either the same parcel or structure and use common access and parking facilities;

(ii) Whenever three (3) or more signs are requested by a single tenant in an existing multi-tenant project that is currently not covered by a uniform sign program; or

(iii) Whenever the City determines that a uniform sign program is appropriate in order to achieve the objectives of this title.

(d) Approval of A Uniform Signage Program: The hearing and approving body for all Uniform Signage Programs (USP) shall be the Planning Commission. The process for appealing the decision shall be consistent with Section **17.35.050**.

(e) Standards: The uniform sign program shall include criteria for building attached signs for tenants, anchors, freestanding building signs and the integrated development itself to establish consistency of sign type, location, logo and/or letter height, lines of copy, illumination, construction details, and color and materials of signs for the project. All signs within the development shall be consistent with the USP.

(f) Revisions to a Uniform Signage Program: The Planning Director may approve revisions to a uniform signage program if the Director determines that the modifications are minor in nature and do not change or modify the intent or conditions of the original approval. Revisions that would substantially deviate from the original approval (as determined by the Planning Director) shall require Planning Commission approval.

17.30.300(3) Exempt Signs:

Zoning clearance shall not be required for the signage listed in this section. Any exception to the limitations for exempt signage listed herein shall require a Variance pursuant to Section **17.35.020**.

(a) Exempt Signage Without Limitations: The following signs are exempt from a sign permit and city review:

(i) Signs Within Buildings: Signs that are within buildings and are not visible from any point on the boundary of the property;

(ii) Official or Legal Notice: Official or legal notice required by a court or government agency (government/civic signs);

(iii) Signs Serving A Government Function: Signs erected and maintained in compliance with a government function or required by a law, ordinance, or government regulation, including signs erected by a public utility (government/civic signs);

(iv) Signs On Licensed Commercial Vehicles Prohibiting Outdoor Display Signs: Signs on licensed commercial vehicles, including trailers, that the vehicles/trailers shall not be used as parked/stationary outdoor display signs;

(v) Change of Copy: Change of copy that does not alter the size, location, or illumination of a sign;

(vi) Holiday Decorations: Holiday decorations that do not contain any commercial message shall be permitted. Such noncommercial signs shall be removed within seven (7) days following the holiday or event;

(vii) Signs Erected By Historical Agencies: Signs erected by recognized historical agencies that show names of buildings, dates of construction provided the sign is less than two (2) square feet in area.

(b) Exempt Signage with Limitations: The following signs are exempt from requirement for a sign permit and city review provided that they meet the size, height, duration, and/or maximum number limitations listed:

(i) Construction Signs: Construction signs not to exceed one sign per street frontage and a maximum of twenty (20) square feet in area or a maximum of thirty two (32) square feet if combined with a future tenant sign. Construction signs may not be illuminated. Such signs shall be removed upon completion of the city's final building inspection. (See Section **17.30.300(8)**, "Temporary And Special Event Signs", of this chapter.);

(ii) Directional Signs: Directional signs, on site, solely for guiding traffic, parking, and loading on private property, with no advertising. Copy shall be limited to the facility name and address, instructions, and directional arrows. Sign area shall not exceed twenty four (24) square feet in residential districts and thirty six (36) square feet in nonresidential districts. The maximum height for freestanding signs shall be six feet (6') unless the director allows additional height after determining that the visibility of a lower sign would be impaired. The area and number of

directional signs do not count towards the total allowed as described in Section **17.30.300(7)**, Table **17.30.300-7-1** of this chapter;

(iii) Flags: Flags of a nation, the state of California, other states of the nation, and municipalities;

(iv) Future Tenant Signs: Future tenant signs identifying or announcing the future use of a project while under construction. One sign shall be allowed per street frontage and the sign shall be removed upon occupancy of the site. In an integrated development, one sign per business is allowed. The maximum size of the sign shall be thirty two (32) square feet and the maximum height shall be six feet (6'). Future tenant signs may not be illuminated;

(v) Gas Pricing Signs: Gas pricing signs, as required by state law, which identify the brand, types, octane rating, etc., provided the signs do not exceed three (3) square feet;

(vi) Garage, Yard, Estate, and Other Home Based Sales Signs: Sign advertising the one day sale of items from a garage, yard, estate, or other home based sale;

(vii) Incidental Signs: Incidental signs, with a maximum area of two (2) square feet per sign. The area and number do not count towards the total allowed as described in Section **17.30.300(7)**, Table **17.30.300-7-1** of this chapter;

(viii) Menu/Order Board Signs: Menu/order board signs, as described herein and in subsection **17.30.300(5)(d)** of this chapter. A maximum of two (2) menu/order board signs shall be permitted for each drive-in or drive-through business, provided that each sign not exceed a maximum of forty (40) square feet in sign area and that each sign be limited in height to eight feet (8'). The area and number of menu/order board signs do not count towards the total allowed sign area;

(ix) Nameplates: Nameplates, as described below. Nameplates may only be lit by either an indirect light (i.e., porch light) source, low wattage spotlight without glare to the adjoining property, or internal light source with opaque (nontransparent) background.

(A) Residential, individual unit: Occupant name, street number, and street name signs not exceeding two (2) square feet in area per single-family or multi-family unit;

(B) Residential, multi-family site: Building number, building name, units located in the building, and other directional signs not exceeding fifteen (15) square feet in area;

(C) Nonresidential: Signs for commercial, office, and industrial uses not exceeding two (2) square feet, with copy limited to business identification, hours of operation, address, and emergency information;

(x) Noncommercial Signs: Noncommercial signs that are not located within or over a public right of way unless authorized pursuant to Section **17.30.300(6)** of this chapter, or over the roofline of any building and outside of any visibility triangle as follows:

(A) Non-illuminated Campaign Signs: Non-illuminated campaign signs are limited to the following:

- No more than four (4) square feet and 48 inches in height; and
- Signs may be erected not earlier than sixty (60) days prior to the election and shall be removed within ten (10) days following said election; and
- No more than 4 signs shall be allowed on any one parcel; and
- No sign may be placed on private property without the consent of the property owner; and
- Signs may be freestanding or attached to existing buildings or fences. However they are not permitted on street signs, trees, shrubs, bus stops, power poles, utility cabinets or other public appurtenances; and
- Signs may not be placed within 15 feet of any fire hydrant, street sign or traffic signal, or interfere with, confuse, obstruct or mislead traffic; and
- Signs may not be placed within a public right of way, nor within 30 feet of an intersection and no closer than 3 feet from the curb. Where no curb exists, signs shall be at least 5 feet from the edge of the pavement; and
- Homeowners are allowed to place political signs in the windows of their property; and
- Signs may not be illuminated, including motion and/or flashing lights, but may be placed where existing lighting may permit them to be seen at night.

(B) Political Event/Demonstration Signs: Political event and/or demonstrations signs shall be permitted during the course of and at the site of a political event or demonstration.

(C) Prohibiting Signs: Signs prohibiting trespassing and advertising, as well as neighborhood watch and alarm signs, shall be permitted on private property.

(xi) Public Notice: Any public notice or warning required by a federal, state, or local law or regulation shall be permitted.

(xii) Window Signs: Window signs with a maximum per window coverage of sixty percent (60%).

(xiii) Real Estate Signage: Real estate signs for sale or lease of property shall be permitted on private property and out of any required visibility triangle, with the following limitations:

(A) For residential property, one on site sign with a maximum sign area of six (6) square feet. Additionally, a maximum of three (3) attached rider signs are permitted on each real estate sign identifying the agent, special feature and/or sales status. On weekends and holidays, open house signs as needed to direct traffic from major collector and arterial streets to the subject property. One sign may be placed for each change in direction to a maximum of five (5) signs with a maximum sign area of six (6) square feet.

(B) For commercial property, one on site sign per street frontage with a maximum sign area of thirty two (32) square feet for parcels with less than one acre and forty eight (48) square feet for parcels larger than one acre with an eight foot (8') height limit.

17.30.300(4) Prohibited Signs:

The signage listed in this section are inconsistent with the purposes and standards of these regulations as described below and as such are prohibited in all zoning districts.

- (a) Abandoned signs;
- (b) Roof signs erected and constructed on and/or over the roofline of a building and supported by the roof structure;
- (c) Signs that are unauthorized, temporary or permanent, and are affixed to trees and utility poles;
- (d) Signs emitting audible sounds, odors, or visible matter. Only menu/order board signs may emit sounds, but only as part of their primary function;
- (e) Signs erected in such a manner that a portion of its surface or supports will interfere with the use of fire escapes, standpipes, or emergency exits from a structure or site;
- (f) Signs erected without the consent/permission of the owner (or his/her agent) of the property on which the sign is located;
- (g) Signs on public property or within the public right of way, except government/civic signs erected by a governmental agency or a public utility or signs granted an encroachment permit by the public works department;
- (h) Signs which imitate or resemble official traffic warning devices or signs, that by color, location, content, or lighting may confuse or disorient vehicular or pedestrian traffic;

17.30.300(5) Standards for Special Category Signs:

This section describes the standards applied to certain types of signage as defined in Section **17.30.300(3)** and are consistent with the standards established for signage as listed in Section **17.30.300(7)** and Table **17.30.300-7-1**.

- (a) Awning and Canopy Signs: Awning and canopy signs may be permitted only as an integral part of the awning or canopy to which they are attached or applied, as follows:
 - (i) Location: Signs may be placed only on awnings that are located on first- and second-story building frontages, including those fronting a parking lot or pedestrian-way.
 - (ii) Maximum Area and Height: Sign area shall comply with the requirements established by Section **17.30.300(7)** and Table **17.30.300-7-1** and Section **17.30.300(6)** of this chapter. No structural elements of an awning or canopy shall be located less than eight feet (8') above the finished grade.

(iii) Lighting: Awnings shall not be internally illuminated. Lighting directed downwards that does not illuminate the entire awning is allowed.

(iv) Required Maintenance: Awning and canopy signs shall be regularly cleaned and kept free of dust and visible defects.

(b) Blade/Bracket Signs:

(i) Location: Blade or bracket signs shall be placed only on ground floor facade, except for businesses located above the ground level with direct exterior pedestrian access.

(ii) Maximum Area, Height, and Projection: The maximum sign area shall be ten (10) square feet. The lowest point of a blade or bracket sign shall be a minimum eight feet (8') above grade. The sign may project a maximum of five feet (5') from the building.

(iii) Sign Structure: Sign supports and brackets shall be compatible with the design and scale of the sign.

(c) Governmental/Civic Sign As A Gateway Sign: A governmental/civic sign as a gateway sign(s) other than those described in section **17.30.300(7)** and Table **17.30.300-7-2** of this chapter for subdivisions and those exempt as in section **17.30.300** of this chapter may be established subject to the following standards:

(i) Location: The sign may be located along or within a public right of way at a minimum distance from the public right of way so as to not interfere with the movement of traffic.

(ii) Maximum Area and Height: The maximum sign area shall be thirty two (32) square feet. The maximum height shall be fifteen feet (15').

(iii) Design: The sign should be designed as a monument sign, consistent with the standards for monument signs described in subsection (e) of this section.

(d) Menu/Order Board Sign:

(i) Location: Menu/order board signs shall not face onto the public right of way.

(ii) Illumination: Menu/order board signs shall only be illuminated by internal light source with opaque (nontransparent) background.

(iii) Maximum Size, Height, And Number: The size, height, and number of menu/order board signs shall be limited as described Section **17.30.300(3)(b)(viii)** of this chapter.

(e) Monument Signs:

(i) Location: The sign may be located only along a site frontage adjoining a public street and not within the visibility triangle. It shall be set back a minimum of ten feet (10') from the right of way. See also Section **17.30.300(6)** of this chapter.

(ii) Maximum Area and Height: The sign shall comply with the height and area requirements established in Section **17.30.300(7)** and Table **17.0.300-7-3** of this chapter.

(iii) Design: The mass/scale of a monument sign shall be consistent with the overall design of the building. The design and placement of the sign shall not interfere with the visibility triangle.

(iv) Landscape Requirements: Landscaping shall be provided at the base of the supporting structure equal to twice the area of one face of the sign. For example, twenty (20) square feet of sign area requires forty (40) square feet of landscaped area. The City may reduce or waive this requirement if the sign is placed within an existing landscape corridor or median.

(f) Reader Board Signs: Reader board signs may only be allowed:

(i) In the Community Commercial (CC) zone upon approval of zoning clearance. Reader board signs may be allowed in the Town Center (TC) and Neighborhood Center (NC) zones with a Conditional Use Permit. The total area for these signs shall be included in maximum allowed sign area as listed in **Section 17.30.300(7)** and **Table 17.30.300-7-1** of this chapter.

(ii) To advertise products, services, and prices in conjunction with an on-site retail business and limited to a maximum of forty (40) square feet.

(g) Time and/or Temperature Signs: A time and/or temperature sign may be permitted on a site in addition to the other signs allowed by this section provided it meets the following standards:

(i) Maximum Area and Height: The sign shall have a maximum area of ten (10) square feet and shall comply with the height requirements established by **Section 17.30.300(7)** and **Table 17.30.300-7-2** of this chapter.

(ii) Design: The sign shall be designed in a manner that is compatible with other signs and with the structure on which it is placed.

(h) Building Signs: Where allowed in **Section 17.30.300(7)** and **Table 17.30.300-7-1** of this chapter, a building sign shall comply with the following additional requirements:

(i) Location: The sign shall not be placed to obstruct any portion of a window, doorway, transom, or other architectural detail.

(ii) Maximum Area and Height: The sign shall not project above the edge of a structure and shall comply with the height requirements established by **section 17.30.300(7)**, **Table 17.30.300-7-1** of this chapter. It shall not take up more than seventy five percent (75%) of the building frontage on which it is placed.

(iii) Projection From Wall: The sign shall not project from the surface upon which it is attached more than required for construction purposes and in no case more than twelve inches (12"). See also **section 17.30.300(6)** of this chapter for three dimensional elements on all signs.

(i) Banner or Feather Signs: Banner and/or feather signs may be allowed in the Town Center, Neighborhood Center, Community Commercial and Industrial Commercial zones upon approval of zoning clearance, provided it meets the following standards:

(i) Location: The banner and/or feather sign shall not be placed to obstruct pedestrian traffic or doorways.

(ii) Maximum Area and Height: The banner and/or feather sign shall not exceed sixteen (16) square feet in area and fifteen (15) feet in height. The total area for these signs shall be included in maximum allowed sign area as listed in **Section 17.30.300(7)** and **Table 17.30.300-7-2** of this chapter

(iii) Number: No more than two (2) banner and/or feather signs shall be allowed per business.

(j) Freeway Oriented Billboards: Notwithstanding the prohibition against off site commercial signs, freeway oriented billboards may be permitted subject to first obtaining a Conditional Use Permit from the Planning Commission. For the purposes of this section, a "freeway oriented billboard" is hereby defined as an outdoor freestanding sign board which is located within one hundred feet (100') of State Highway 101 and which advertises a business, service or product which is not produced or sold at the site of the sign. A Conditional Use Permit for a freeway oriented billboard may be issued only if the proposed billboard complies with all of the following conditions:

(i) Location: A freeway oriented billboard shall be located only on property zoned Industrial Commercial and located at the Humboldt Rio Dell Business Park. No freeway oriented billboard shall be located closer than one-half (1/2) mile to another freeway oriented billboard. No freeway oriented billboard shall be located on or within any public right of way.

(ii) Maximum Number of Freeway Oriented Billboards: No more than a total of three (3) freeway oriented billboards may be constructed or approved by the city at any time, provided that each sign must meet all the conditions of this section. Once there are three (3) freeway oriented billboard use permits issued in the City, no other use permit application for a freeway oriented billboard can be processed by the City.

(iii) Height: No freeway oriented billboard shall exceed a height of thirty-five feet (35') as measured from the existing grade of the property on which the freeway oriented billboard will be located.

(iv) Size Of Signage: No freeway oriented billboard shall exceed four hundred eighty (480) square feet of advertising surface area. No freeway oriented billboard may contain more than two (2) advertising surface areas. No advertising surface area may contain more than two (2) advertisements.

(v) Lighting: A freeway oriented billboard may be illuminated in accordance with this title; however, no blinking, flashing, rotating, animated lighting or movement of any kind shall be permitted.

(vi) Approval By State Of California: Freeway oriented billboards receiving a Conditional Use Permit from the City shall not be constructed without proof of a permit issued by the state of California department of transportation, pursuant to the California outdoor advertising act. The City's restrictions regarding freeway oriented billboards shall apply if the City's limitations are more restrictive than the state requirements.

(vii) Structural Design: No freeway oriented billboard shall be approved without Planning Commission review and approval of the structural design. In particular, the Planning Commission shall ensure that the location, color, materials and details of the structural design of the freeway oriented billboard are attractive and compatible with surrounding land uses and the City's rural, hometown image.

(viii) Maintenance: Freeway oriented billboards and their supporting members must be maintained in good condition at all times. Upon order by the City, dilapidated freeway oriented billboards must be repaired or removed within thirty (30) days.

17.30.300(6) General Development, Maintenance, And Removal:

This section describes the standards applied to the development, maintenance, and removal of signs within the city.

(a) Measurement of Sign Area:

(i) Computation: Sign area shall be computed by means of a single continuous perimeter composed of any rectilinear geometric figure that encloses the extreme limits of writing, representation, emblem, or any fixture of similar character, together with any frame or material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed; however, if the sign is composed of individual letters or symbols using the wall as the background with no added decoration, the total sign area shall be calculated as seventy five percent (75%) of the area of any rectilinear geometric figure that encloses the extreme limits of the characters or symbols.

(ii) Supporting Framework: Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.

(iii) More Than One Sign Face: Signs composed of more than one sign face shall be computed as including only the maximum single display surface that is visible from any ground position at one time.

(iv) Three-Dimensional Objects: Where a sign consists of one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue like trademarks), the sign area shall be measured as their maximum projection upon a vertical plane.

(v) Time and Temperature Devices: For signs that incorporate time and temperature devices, the area of these devices shall not be included in the total area of the sign.

(b) Measurement Of Sign Height: Sign height shall be measured from the uppermost part of the sign used in determining the area of the sign to the lowest elevation at the base of the sign.

(c) Maintenance Of Signs: All signs shall comply with the following criteria:

(i) All transformers, equipment, programmers, and other related items shall be screened and/or painted to match the building or shall be concealed within the sign;

(ii) All permanent signs shall be constructed of quality, low maintenance materials such as metal, concrete, natural stone, glass, and acrylics. Techniques shall be incorporated during construction to reduce fading and damage caused by exposure to sunlight or degradation due to other elements;

(iii) All signs shall be constructed in compliance with any applicable building, electrical, or other code in effect at the time of construction or maintenance, with particular respect to wind and seismic loads and overturning moment;

- (iv) All freestanding signs that incorporate lighting shall have underground utility service;
- (v) Signs shall be cleaned, updated, and/or repaired as necessary to maintain an attractive appearance and to ensure safe operation of the sign. Unacceptable sign conditions include broken or missing sign faces, broken or missing letters, chipped or peeling paint, water damage, missing or inoperative lights, exposed mechanical or electrical components, and missing or broken fasteners. Failure to respond to a written request from the city to perform maintenance work shall result in revocation of the sign's zoning clearance;
- (vi) All temporary signs and banners shall be made of a material designed to maintain an attractive appearance for as long as the sign is displayed;
- (vii) All illuminated signs shall be of such intensity or arranged in such a manner so as not to create glare for abutting properties or vehicular traffic.
- (d) Illumination Standards: The artificial illumination of signs, either from an internal or external source, shall be designed to eliminate negative impacts on surrounding rights of way and properties. The following standards shall apply to all illuminated signs:
 - (i) External light sources shall be directed and shielded to limit direct illumination of an object other than the sign;
 - (ii) The light from an illuminated sign shall not be of an intensity or brightness that will create a negative impact on residential properties in direct line of sight to the sign;
 - (iii) Signs shall not have blinking, flashing, or fluttering lights, or other illumination devices that have a changing light intensity, brightness, or color;
 - (iv) Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control devices;
 - (v) Reflective type bulbs and incandescent lamps that exceed fifteen (15) watts shall not be used on the exterior surface of signs so that the face of the bulb or lamp is exposed to a public right of way or adjacent property; and
 - (vi) Light sources shall utilize energy efficient fixtures to the greatest extent possible.
- (e) Sign Removal or Replacement: When a sign is removed or replaced, all brackets, poles, and other structural elements that support the sign shall also be removed. Affected building surfaces shall be restored to match the adjacent portion of the structure.
- (f) Setback of Freestanding Signs (Permanent and Temporary): The minimum setback distance for signs shall be measured from back of the public right of way. No sign shall encroach into a public right of way. All freestanding signs shall be set back a minimum of ten feet (10') from the public right of way with the following exception:
 - (i) Where the public right of way has not been improved to its ultimate width, signs shall be set back from the ultimate right of way as defined by the public works department. Until such time as the right of way is improved to its ultimate width, the applicant may be granted an encroachment permit to allow the sign to be placed within the ultimate right of way, provided that when the right of way is improved the owner of the sign shall be required to remove or

otherwise relocate the sign (at their own cost) and shall be subject to the current standards as provided in this title.

(g) Location Of Building Signs: Building signs may be located along any frontage of a building that faces directly onto a public right of way or an internal circulation path of the site. In no instance shall signs face directly onto residential property.

17.30.300(7) Permitted Signs By Zoning Districts:

Signs permitted within the City are regulated by the zoning district, and the standards for their development are described in Table **17.30.300-7-1** of this section. Zoning clearance (administrative plan check) is required to determine compliance with applicable provisions of this section. Only those signs that may be permitted are listed. The goal of these standards is to regulate permanent signs that have a commercial message so that they comply with the purpose of this chapter, as established in section **17.30.300(1)** of this chapter. Noncommercial signs and signs that are exempt from these standards are described in section **17.30.300(3)** of this chapter. Temporary signs are listed in section **17.30.300(8)** of this chapter. The following general rules/standards apply to permanent signs regulated in this section:

(a) Building signs are those signs that are permanently attached to a building (i.e., wall signs, blade/bracket signs, etc.).

(b) Freestanding signs are those that have their own unique foundation or are otherwise not attached to a building (i.e., monument sign).

(c) The total allowed sign area may be distributed among the maximum number of signs permitted for each sign type.

(d) Illumination standards refer to whether or not the sign may be illuminated and how. Signs that may be illuminated may be done so by "indirect or background" (indirect light source, low wattage spotlight without glare to the adjoining property, or internal light source with opaque, nontransparent background) or by any method that produces "no glare onto (neighboring) residential property".

(e) Allowable sign area is either a set square footage per business or is based on a ratio of sign area to primary building frontage. It is calculated as described in section **17.30.300(6)** of this chapter. Where a ratio is described, it applies up to the listed maximum sign area.

(f) Public frontage is that area of the building that faces onto a public right of way, an internal circulation aisle, or a parking lot. In no case shall signs face directly onto residential property. (See section **17.30.300(6)** of this chapter.)

TABLE 17.30.300-7-1					
SIGNS PERMITTED BY ZONING DISTRICTS					
Sign Type	Maximum No. Permitted	Maximum Area ⁴ (Sq. Ft.)	Maximum Height ⁴ (Ft.)	Minimum Setback From ROW (Ft.)	Illumination Standards
Residential Zones:					

TABLE 17.30.300-7-1

SIGNS PERMITTED BY ZONING DISTRICTS

Sign Type	Maximum No. Permitted	Maximum Area ⁴ (Sq. Ft.)	Maximum Height ⁴ (Ft.)	Minimum Setback From ROW (Ft.)	Illumination Standards
Building signs ¹	1 per Home Occupation or Address of Convenience	2	4	-	No illumination
Single-family subdivisions:					
Freestanding signs: entry monument	1 per project entrance	24 each	6	10	Indirect or background
Multi-family dwellings and complexes:					
Building signs ³	1 per complex	6	6	-	No illumination
Freestanding signs ³	1 per vehicle entrance	16 each	6	10	Indirect or background
Permitted nonresidential uses in a residential zoning category:					
Building signs ³	1 per business	50	Roofline	-	No glare onto residential property
Freestanding signs	1 per business	100	10	10	No glare onto residential property
Town Center and Neighborhood Center Zones:					
Building signs ¹ :	1 per business	100	Roofline	-	No glare onto residential property
Freestanding signs: Individual businesses	1	50	10	10	Indirect or background
Freestanding signs: Integrated development	1	150	15	10	Indirect or background
Community Commercial and Industrial Commercial Zones:					
Building signs	1 per business	125	Roofline	-	No glare onto residential property
Freestanding signs	1 per business	150	35	10	No glare onto residential property
Freestanding signs,	1 per project	300 ³	35	10	No glare onto

TABLE 17.30.300-7-1					
SIGNS PERMITTED BY ZONING DISTRICTS					
Sign Type	Maximum No. Permitted	Maximum Area ⁴ (Sq. Ft.)	Maximum Height ⁴ (Ft.)	Minimum Setback From ROW (Ft.)	Illumination Standards
integrated development ⁴	entrance				residential property
Public/quasi-public uses:					
Building signs	1 per use	12	Roofline	-	Indirect or background
Freestanding signs	1 per use	32	8	10	Indirect or background

Notes:

1. Excludes nameplates as described in section **17.30.300(3)** of this chapter.
2. Refer to Design Review Guidelines.
3. Square feet by side.
4. On site signs for commercial and industrial zones may exceed the height and size limits after showing that the operation on site requires the added visibility and that site topography or other constraints would preclude adequate visibility of the sign and upon issuance of a Conditional Use Permit.

17.30.300(8) Temporary And Special Event Signs:

This section describes standards for temporary signs, special event signs, and signs for subdivisions.

(a) Temporary Signs: Temporary commercial signs such as banner signs and portable signs for grand openings, special product, sale, or event advertising are permitted within the City with the development standards described below. While the City does not issue temporary sign permits, provisions herein will be enforced pursuant to chapter **17.40** of this title.

(i) Time Duration: Each business shall be allowed a maximum of two (2) weeks' temporary promotional signs a quarter/season (4 times a calendar year), not to exceed a total of eight (8) weeks per calendar year. Temporary advertising periods may be combined, but may never be longer than four (4) consecutive weeks (30 consecutive days) at any one time.

(ii) Illumination: No temporary signs may be illuminated.

(iii) Development Standards: **Table 17.30.300-7-2** of this section describes the development standards with regards to maximum number, area, height, and setback from the public right of way. In no case may a temporary sign be placed within a required visibility triangle.

TABLE 17.30.300-7-2				
TEMPORARY SIGN STANDARDS				
Use Type	Maximum Temporary Number Permitted	Maximum Area (Square Feet)	Maximum Height (Feet)	Minimum Setback From ROW (Feet)
Auto dealerships	3 per business	10 each	10	10
Commercial uses, building signs	1 per business	10 each	Roofline	-
Commercial uses, freestanding signs (i.e. sandwich board signs)	1 per business	6	4	10
Multi-family dwellings and complexes	3 per complex	Less than 10 units: 10; more than 10 units: 30	Roofline if on building; otherwise 10	5
Office and industrial uses	3 per business	6 each	10	10
Permitted nonresidential uses in a residential zoning category	3 per business	6 each	10	10
Public/quasi-public uses	2 per use	5 total	5	10
Residential dwellings/uses, building sign	2 per home occupation or Address of Convenience	10 total	8	5

(b) Special Event Signs: Signs not otherwise permitted in this chapter (e.g., beacons, pennants, freestanding banners, inflatable signs), may be permitted for communitywide events or other similar events on a temporary basis with the approval of a zoning clearance.

(i) Location: Special event sign(s) shall be located on the site of the event and shall not be located above the roofline of any structure. All signs shall be located so as not to obstruct required parking, driveways, or pedestrian walkways, and shall not be located within any visibility triangle.

(ii) Time: No entity or integrated development may be issued more than two (2) special event sign permits per calendar year for a maximum of fourteen (14) consecutive calendar days each.

(c) Subdivision Signs: Temporary and limited term subdivision signs for both on site identification and off site directional signs shall be permitted in accordance with the following standards. Single-family subdivision sign provisions shall apply to integrated developments only and not to any single residential lot.

(i) On Site Signs: On site directional signs shall be permitted in accordance with the provisions listed in **Table 17.30.300-7-3** of this section.

(ii) Off Site Signs: Offsite directional signs shall be collocated together with other similar subdivision signs on offsite kiosks. Such signs shall be subject to the development standards as described in **Table 17.30.300-7-3** of this section and as follows:

A. No off site sign shall have any additions, tag signs, streamers, devices, display boards, or appurtenances added to the sign as originally approved.

B. Copy for individual projects listed on the kiosks is limited to the project name and a directional arrow.

(iii) Standards Applicable To All Subdivision Signs:

A. Sign Removal: Signs are to be permanently removed when the last home in the subdivision is sold or the sign permit expires, whichever occurs first.

TABLE 17.30.300-7-3						
SINGLE-FAMILY SUBDIVISION SIGNS						
Sign Type	Maximum Temporary Number Permitted	Maximum Area	Maximum Height	Minimum Setback From ROW	Illumination Standards	Other Standards
Freestanding signs: on site	1 per project entrance, max. 6	32 sq. ft. each	10 ft.	10 ft.	No illumination	

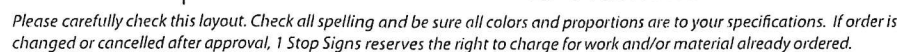
17.30.300(9) Nonconforming Signs:

Signs that were established prior to the adoption, or subsequent amendments, of this chapter, but are inconsistent with the adopted content are considered legal nonconforming uses. As such, they may continue to exist provided that they are not altered, modified, or changed in any way that would require, under this code, zoning clearance by the City or would constitute an otherwise prohibited sign as identified under section **17.30.300(4)** of this chapter, outside of their being legal nonconforming uses (see Section **17.30.200** of this title). When such modification alteration-change occurs (as defined in chapter **17.30.200** of this title), the sign shall be brought into compliance with this chapter, requiring zoning clearance, and the clearance shall be reviewed under the specifications of section **17.30.300(2)** of this chapter.

Technical drawing of a rectangular sign. The sign features the text "ELEMENT 7" in large, bold, green capital letters on a white background. The sign is framed by a green border. Dimensions are indicated with arrows and text:

- Top width: 7'-0 1/4"
- Left height: 10 3/4"
- Right height: 1'-8"
- Bottom width: 7'-9 1/2"
- Bottom left corner: 12.98 S.F.

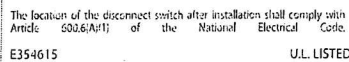
Material specification: **HOLLY GREEN 3730-76L VINYL AND PAINT TO MATCH**



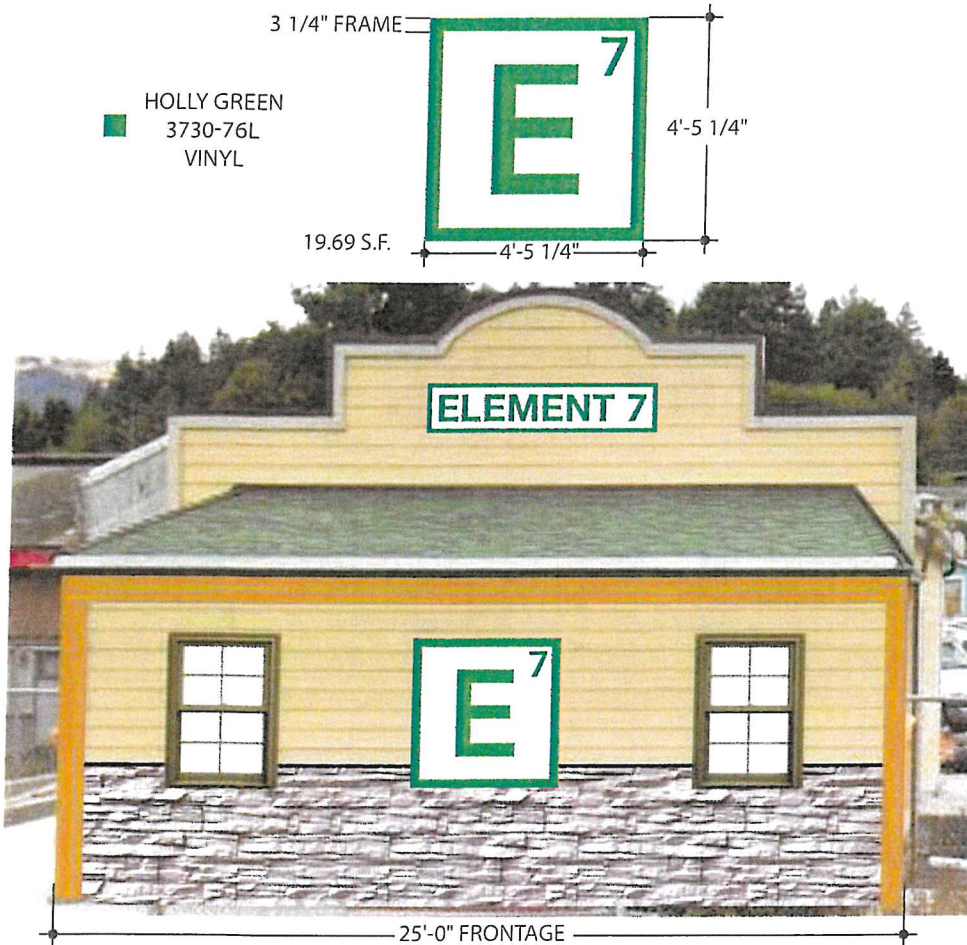
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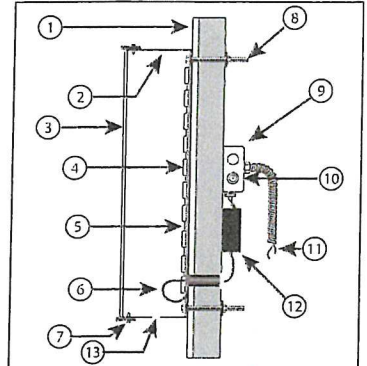


NORTH EAST ELEVATION FRONT



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281 Wildwood Ave.
Rio Dell, CA 95562



LED-ILLUMINATED PAN CHANNEL LETTER DETAIL

1. STOREFRONT FASCIA
2. 3 INCH .040 ALUMINUM RETURNS, PTM HOLLY GREEN 3730-76L
3. 3/16" SIGN GRADE ACRYLIC FACE WHITE
4. LED ILLUMINATION WHITE
5. .063 ALUMINUM BACK
6. LOW-VOLTAGE WIRE
7. 1" TRIMCAP PTM HOLLY GREEN 3730-76L
8. ATTACHMENT VARIES WITH WALL TYPE
9. STANDARD ELECTRICAL JUNCTION BOX
10. DISCONNECT SWITCH
11. PRIMARY ELECTRIC SUPPLY INSIDE FLEXIBLE CONDUIT
12. UL APPROVED LED DRIVER
13. 1/4" WEEP HOLES

ALL COMPONENTS TO BEAR U.L. LABEL
AND ARE 120 VOLTS UNLESS OTHERWISE INDICATED

PERMIT - ELECTRICAL INFORMATION

VOLTS REQ'D: 120 TOTAL AMPS: 3
CUSTOMER TO PROVIDE REQUIRED ELECTRICAL TO SIGN LOCATION
CIRCUITS REQUIRED: 1
WIRING AS PER U.L. LABEL: X
ALWAYS OPERATE LED SIGNS WITH A TIMER OR PHOTO CELL

This sign is intended to be installed in accordance with the requirements of article 610 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

The location of the disconnect switch after installation shall comply with Article 690.64(1) of the National Electrical Code.

E354615

U.L. LISTED

LANDLORD APPROVAL _____ DATE _____

CUSTOMER APPROVAL _____ DATE _____

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DESIGN | MANUFACTURE | INSTALLATION | SERVICE
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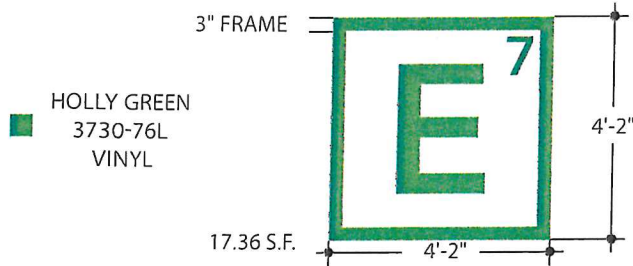


INTERNATIONAL
SIGN ASSOCIATION



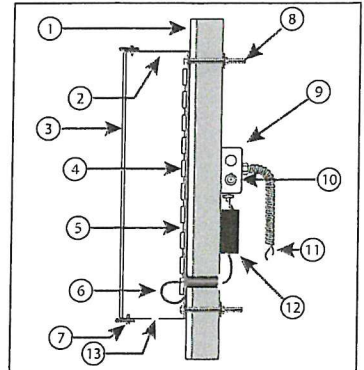
Customer: Element 7
E-mail: _____
Project: Signage
Drawing: Element 7.ai
Make Changes: _____
Approved: _____
Date: (08/05/2020, 12:30 pm)

NORTH WEST ELEVATION SIDE



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Rio Dell, CA 95562



LED-ILLUMINATED PAM CHANNEL LETTER DETAIL

1. STOREFRONT FASCIA
2. 3 INCH .040 ALUMINUM RETURNS, PT#1 HOLLY GREEN 3730-76L
3. 3/16" SIGN GRADE ACRYLIC FACE WHITE
4. LED ILLUMINATION WHITE
5. .063 ALUMINUM BACK
6. LOW-VOLTAGE WIRE
7. 1" THIMCAP PT#1 HOLLY GREEN 3730-76L
8. ATTACHMENT VARIES WITH WALL TYPE
9. STANDARD ELECTRICAL JUNCTION BOX
10. DISCONNECT SWITCH
11. PRIMARY ELECTRIC SUPPLY INSIDE FLEXIBLE CONDUIT
12. UL APPROVED LED DRIVER
13. 1/4" WEEP HOLES

ALL COMPONENTS TO BEAR U.L. LABEL
AND ARE 120 VOLTS UNLESS OTHERWISE INDICATED

PERMIT - ELECTRICAL INFORMATION

VOLTS REQ'D: 120 TOTAL AMPS: 3
CUSTOMER TO PROVIDE REQUIRED ELECTRICAL TO SIGN LOCATION
CIRCUITS REQUIRED: 1
WIRING AS PER U.L. LABEL: X
ALWAYS OPERATE LED SIGNS WITH A TIMER OR PHOTO CELL
This sign is intended to be installed in accordance with the requirements of Article 600 of the national electrical code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

The location of the disconnect switch after installation shall comply with Article 609.6(A)(1) of the National Electrical Code.

E354615

U.L. LISTED

LANDLORD APPROVAL _____

DATE _____

CUSTOMER APPROVAL _____

DATE _____

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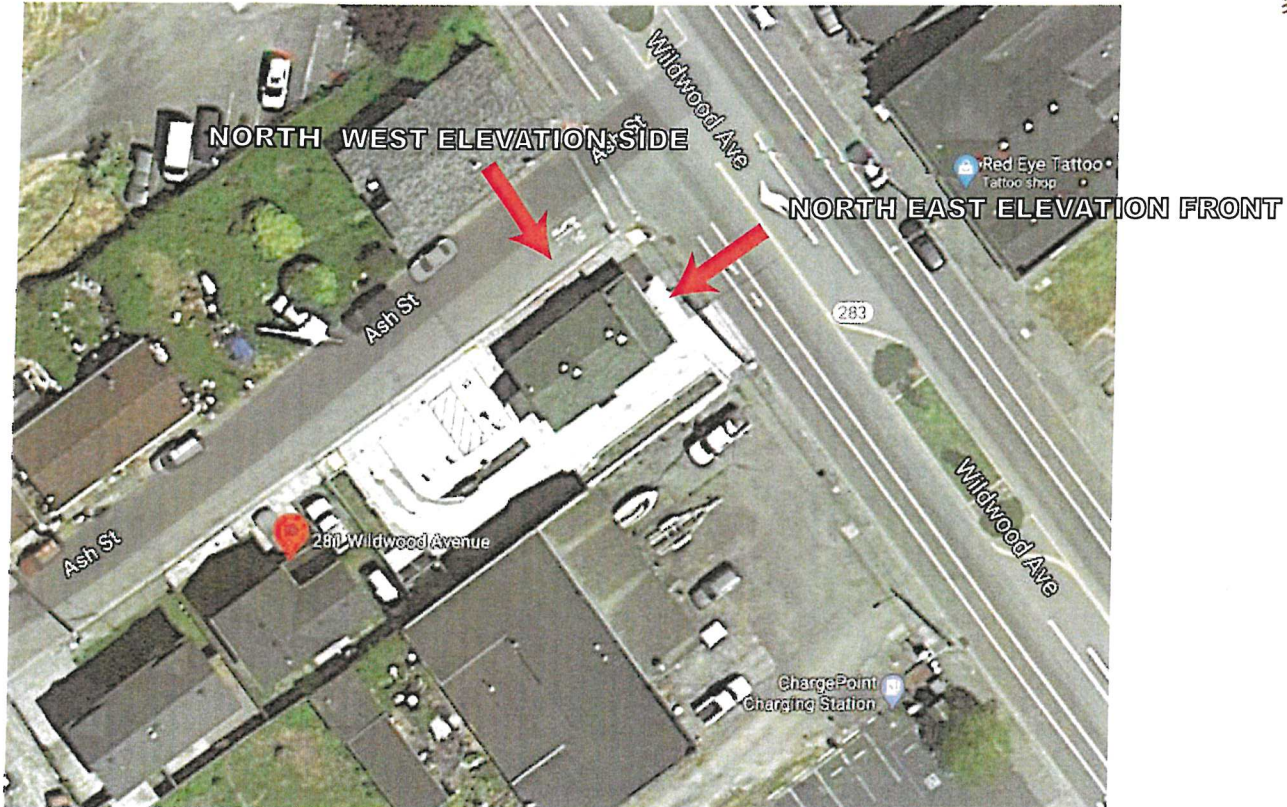
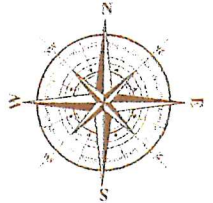


INTERNATIONAL
SIGN ASSOCIATION



Customer: Element 7
E-mail: Signage
Project: Element 7.ai
Drawing: Make Changes:
Approved: (08/05/2020, 12:30 pm)
Date:

SITE MAP



Please carefully check this layout. Check all spelling and be sure all colors and proportions are to your specifications. If order is changed or cancelled after approval, 1 Stop Signs reserves the right to charge for work and/or material already ordered.

281 Wildwood Ave.
Rio Dell, CA 95562

LANDLORD APPROVAL _____

DATE _____

CUSTOMER APPROVAL _____

DATE _____

1 STOP SIGNS AND ITS ASSOCIATES DESIGN, MANUFACTURE, INSTALL, MAINTAIN, AND SERVICE ALL TYPES OF SIGNS AND SIGNAGE. WE ARE NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS OR ANY OTHER LOSS OR INJURY THAT MAY OCCUR AS A RESULT OF THE USE OF OUR SIGNS AND SIGNAGE. WE ARE NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS OR ANY OTHER LOSS OR INJURY THAT MAY OCCUR AS A RESULT OF THE USE OF OUR SIGNS AND SIGNAGE.



ISA
INTERNATIONAL
SIGN ASSOCIATION



Customer: Element 7
E-mail:
Project: Signage
Drawing: Element 7.ai
Make Changes:
Approved:
Date: (08/05/2020, 12:30 pm)

RESOLUTION NO. PC 148-2020



**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIO DELL
RECOMMENDING AMENDING THE SIGN REGULATIONS,
SECTION 17.30.300 Table 7-1 OF THE RIO DELL MUNICIPAL CODE:**

WHEREAS the City adopted new, comprehensive sign regulations in 2018; and

WHEREAS Element 7, one of three approved cannabis retailers, recently submitted construction drawings, including sign details; and

WHEREAS Element 7 is proposing three signs, one on the Ash Street side near the entrance to the building and two on the front of the building; and

WHEREAS the current regulations only allow one on building sign with a maximum area of 100 square feet; and

WHEREAS after considering other parcels, including corner parcels, developed parcels adjacent to vacant parcels and parcels adjacent to Highway 101, staff decided to recommend amending the sign regulations to allow up to three on-building signs.; and

WHEREAS the current regulations only allowing one on-building sign could affect the success of a local business; and

WHEREAS the current regulations only allowing one on-building sign could affect the success of a local business; and

WHEREAS the success of a business depends in part on the location and visibility, including signage; and

WHEREAS the proposed amendment is in the public interest in that they would allow additional signs, up to three in Town Center, Neighborhood Center, Community Commercial and Industrial Commercial zones; and

WHEREAS the City has reviewed and processed the proposed amendment in conformance with Sections 65350 – 65362 of the California Government Code; and

WHEREAS the City has reviewed and processed the proposed amendment in conformance with Section 17.35.010 of the City of Rio Dell Municipal Code; and

WHEREAS the Planning Commission finds that based on evidence on file and presented in the staff report that the proposed amendments are deemed to be in the public interest; and

WHEREAS the Planning Commission finds that based on evidence on file and presented in the staff report that the proposed amendment is consistent and compatible with a comprehensive view of the General Plan and any implementation programs that may be affected; and

WHEREAS the Planning Commission finds that based on evidence on file and presented in the staff report that the potential impacts of the proposed amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and

WHEREAS the proposed amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA); and

WHEREAS the Planning Commission has determined that the proposed amendment is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Rio Dell recommends that the City Council:

1. Finds that the proposed amendment is in the public interest and consistent with an overall comprehensive view of the General Plan; and
2. Finds that based on evidence on file and presented in the staff report that the potential impacts of the proposed amendment has been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
3. Finds that based on the nature of the proposed amendment, the project is Statutorily Exempt pursuant to Section 15061(b) (3) of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15061(b) (3) of the CEQA

Guidelines this exemption is covered by the general rule that CEQA applies only to projects which have the potential for causing a *significant* effect on the environment; and

PASSED AND ADOPTED by the Planning Commission of the City of Rio Dell at their meeting of August 25, 2020 by the following vote:

I HEREBY CERTIFY that the forgoing Resolution was duly noticed, introduced and approved at a regular meeting of the Planning Commission of the City of Rio Dell on August 25, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Nick Angeloff, Chairperson

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Resolution No. 148-2020 adopted by the Planning Commission of the City of Rio Dell on August 25, 2020.

Karen Dunham, City Clerk, City of Rio Dell

675 Wildwood Avenue
Rio Dell, CA 95562
(707) 764-3532




For Meeting of: August 25, 2020

☐ Consent Item; ☒ Public Hearing Item

To: Planning Commission

From: Kevin Caldwell, Community Development Director 

Through: Kyle Knopp, City Manager 

Date: May 16, 2018

Subject: Rio Dell Holdings Subdivision
File No. 205-111-069; Case No. PMS 18-01 Modification

Recommendation:

That the Planning Commission:

1. Receive staff's report regarding the proposed subdivision;
2. Open the public hearing, receive public input and deliberate;
3. Close the public hearing;
4. Find that the proposed subdivision: (1) is consistent with the Rio Dell General Plan; (2) complies with the requirements and standards of the City's zoning regulations; (3) complies with the requirements and standards of the City's subdivision regulations; (4) is physically suitable for the type of development; and (5) is Categorically Exempt pursuant to Section 15315 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations.
5. Adopt Resolution No. 149-2020 approving the proposed subdivision.

Summary

Your Commission approved a minor subdivision of a 15+/- acre parcel into four (4) parcels of 1.48, 1.50, 2.80, 2.86 and a Reminder of 6.41 acres back in 2018. The applicants have redesigned the proposed subdivision of the 15+/- acre parcel into four (4) parcels of 1.20, 1.58, 3.77, 6.63 acres and a Reminder of 1.85 acres. The parcels will be provided with community water and dependent on on-site septic systems. A copy of the Tentative Map is included as **Attachment 1**.

As the Commission is aware, the subject parcel contains a brownfield site. The brownfield is sited on the proposed Remainder Parcel. The Department of Toxic Substances Control (DTSC) is overseeing the remediation of the site. Soil and groundwater at the site are contaminated with pentachlorophenol, a wood preservative.

DTSC has requested that the City impose the following condition to the subdivision.

1. The owners shall enter into a Voluntary Oversight Agreement.
2. The applicants shall provide written verification from DTSC to the City indicating that they have no objection to the recordation of the Parcel Map.

Staff has conditioned the project accordingly. **Please refer to Exhibit A.**

Based on a site inspection, the nature of the proposed project, comments from referral agencies, staff believes the project will not result in a significant impact on the environment.

The applicant has submitted evidence in support of making the required findings. Therefore, staff recommends that the Planning Commission approve the project as conditioned.

Required Findings

Pursuant to Section 66474 of the Subdivision Map Act and Title 16 of the Rio Dell Municipal Code (RDMC) in order approve this project the Planning Commission must determine that the applicant has submitted evidence in support of making all of the following required findings:

1. That the proposed subdivision together with the provisions for its design and improvements is consistent with the City's General Plan; and
2. That the proposed subdivision complies with the requirements and standards of the City's zoning regulations; and
3. That the proposed subdivision complies with the requirements and standards of the City's subdivision regulations; and

4. That the proposed subdivision is physically suitable for the type of development; and
5. The proposed subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Staff Analysis

1. General Plan Consistency:

The General Plan designation for the project site is Industrial Commercial (IC). The purpose of the Industrial Commercial zone is to provide for industrial and commercial uses.

The Industrial Commercial designation requires a minimum parcel size of 20,000 square feet. Pursuant to the North Coast Regional Water Quality Control Board's adopted Basin Plan, because the site is dependent upon on-site wastewater treatment systems (septic tanks and leach fields), a minimum of one (1) acre parcels are required. The parcels meet the required minimum parcel size of one (1) acre.

There are a number of General Plan goals and policies related to the proposed subdivision. The following information identifies the evidence which supports the finding that the proposed subdivision is in conformance with all applicable policies of the General Plan.

GP Policy Natural Environment G2.1-3; "Preserve drainage channels, habitat and open space."

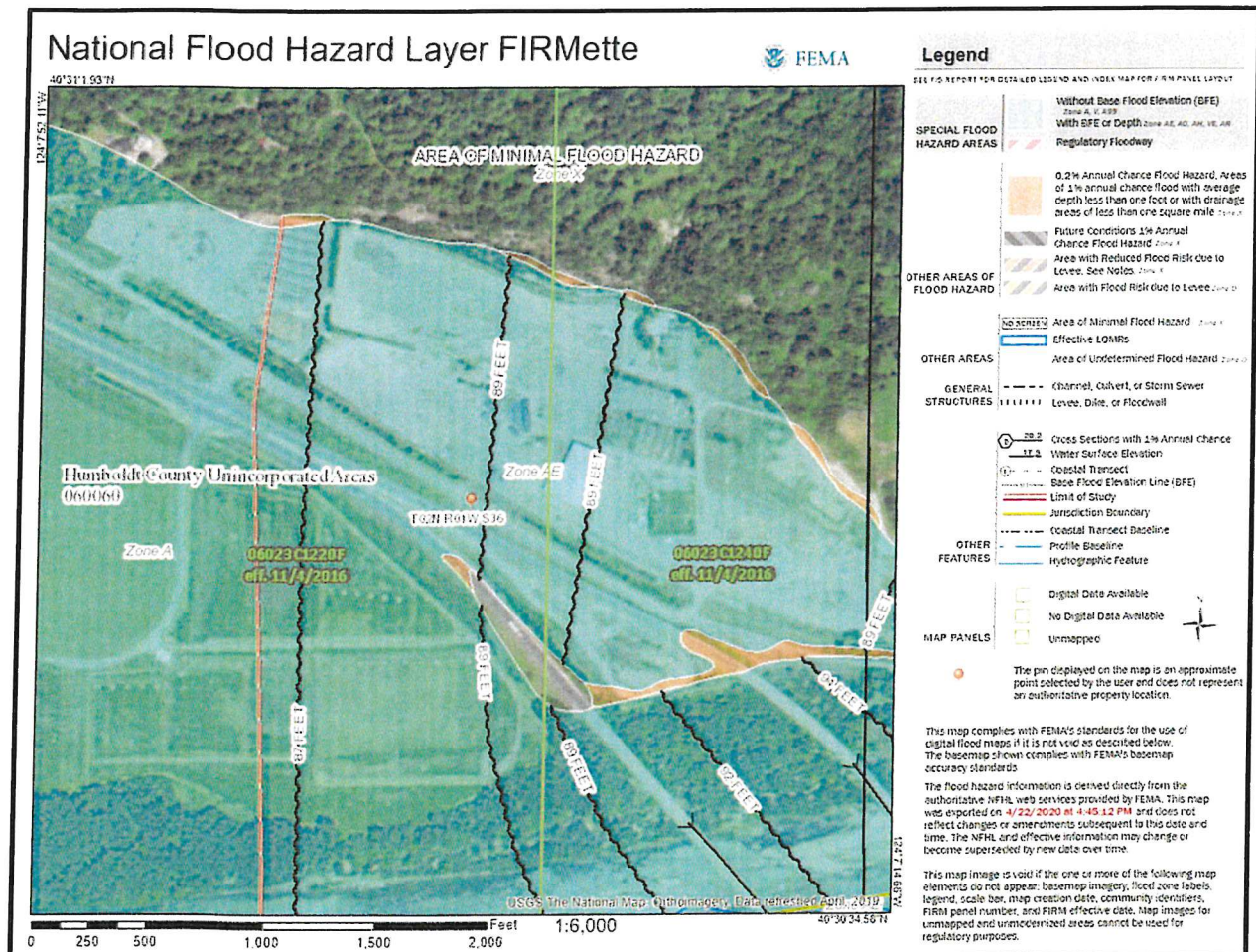
There are a couple man-made drainage ditches on the parcels. The ditches have not been maintained for some years and need attention. Staff is recommending that the drainage ditches be cleaned-out and maintained as a condition of approval. **Please refer to Exhibit A.**

GP Goal Natural Environment G2.1-5; "Regulate clearing and development of steep slopes, river, stream and drainage channels."

The proposed subdivision will not require the clearing and development of steep slopes, rivers or streams. As indicated above, there are a couple of man-made drainage ditches and associated culverts on-site. Again, staff is recommending that the drainage ditches be cleaned-out and maintained as a condition of approval. **Please refer to Exhibit A.**

GP Goal Natural Environment G2.1-9; "Minimize loss of life and property from natural and man-made hazards."

The parcel is located within the 100-year flood zone according to FEMA's Flood Insurance Rate Map (FIRM), Panel No. 1240 of 2015.



Section 17.30.140 of the RDMC requires that if a proposed building site is located in a flood zone, any proposed new construction or substantial improvement, including manufactured and mobile homes, must:

- Be designed or modified and anchored to prevent flotation, collapse or lateral movement of the structures;
- Use construction materials and utility equipment that are resistant to flood damage; and
- Use construction methods and practices that will minimize flood damage.

In addition, to our local regulations, the project is also subject to FEMA's flood regulations (Title 44 Code of Federal Regulations, Section 61.7 and 61.8) which require that the first floor of the structure be located one foot above the Base Flood Elevation (BFE). As such a Flood Elevation Certificate is required, this identifies among other site features, the BFE and the elevation of

the floor of the buildings. Staff has conditioned the project accordingly. **Please refer to Exhibit A.**

GP Policy Soils & Geologic Resources P2.1.1-4; “Require geo-technical reports to ensure that slope and stability measures are incorporated into project design.”

The applicant has submitted a R-2 Soils/Geologic report that has recommended a fifty (50) foot setback from the toe of the slope on the north end of the site. A copy of the R-2 Report is included as Attachment 2. Compliance with the recommendations has been included as a condition of approval. **Please refer to Exhibit A.**

GP Policy Aesthetics P2.2.5-2; “Encourage street trees and landscaping in new developments.”

Future development of the parcels is subject to the City’s Design Review regulations. At the time of development, the projects will be reviewed and conditioned to include street trees and other landscaping elements.

GP Policy Water Resources P2.1.2-3; Incorporate on-site drainage facilities such as retention and infiltration systems to reduce run-off and maximize infiltration.

In addition to the above General Plan Policy, the City’s Open Space and Conservation Element, Policies CO 5.2-7 and CO 5.6-2 require the incorporation of detention/retention facilities and bio swales. It is the City’s policy that there is no net increase in stormwater runoff during a 25-year storm event as a result of a project.

The applicants have submitted a Drainage Analysis for the proposed development. The Drainage Analysis evaluated the development of the proposed parcels which includes a couple of small rain gardens and landscaping. The Analysis concludes that: *“The project will not provide a significant decrease in runoff to the east bioswale and will provide a slight reduction in storm water runoff to the west bioswale.”*

Although the Drainage Analysis concludes that there will be a slight reduction in storm water runoff, the property currently has drainage issues during moderate to heavy storm events. Below is a copy of a photo that was taken illustrating the ponding that occurs on-site.

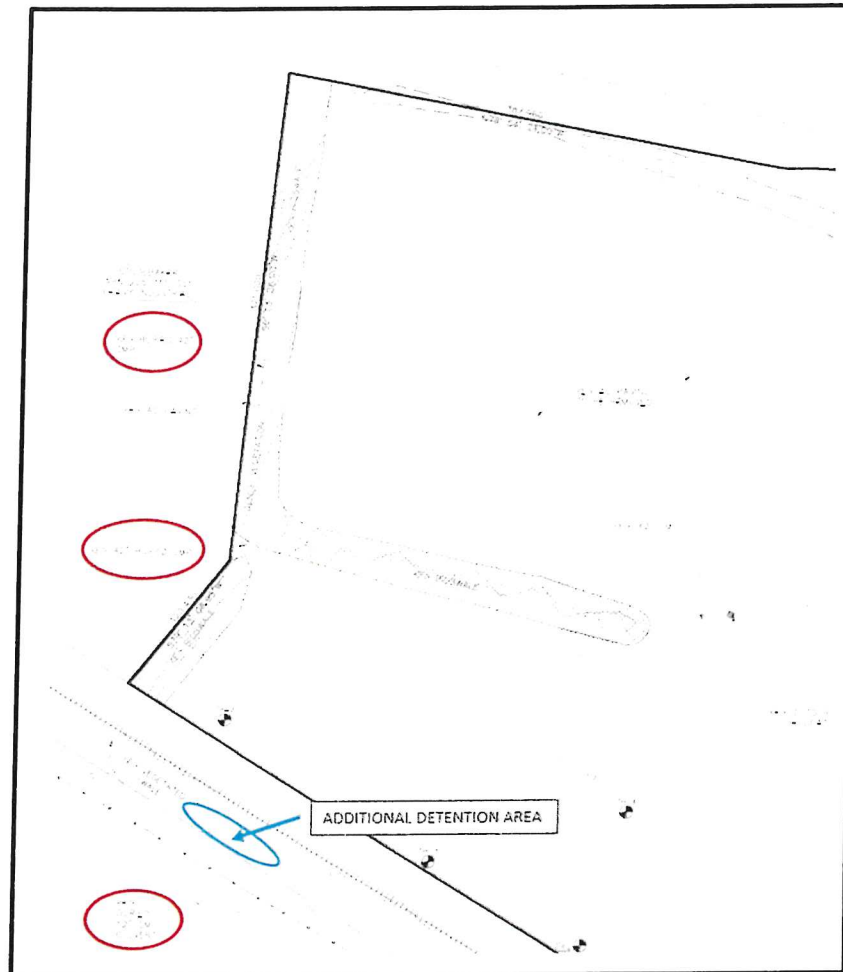


Ponding northwest corner of the site.

Figure 2

The Improvement Plans identify proposed fill for all the building pads on each of the proposed parcels. However, the applicants are proposing to defer the fill until the time of development of the parcels.

As indicated above, there are a couple of man-made drainage ditches and associated culverts on-site. The ditches have not been maintained in years and have experienced fairly significant silt deposits and vegetative growth impeding stormwater flows and contributing to the on-site ponding. In addition, the culverts appear to be silted in at least a third and are also showing signs of failing (rust). Staff is recommending that the project be conditioned to require the applicant to replace the two existing 42" CMP culverts at the north end of the site with 42" HDPE culverts and the 52" CMP culvert between Northwestern and the property with a 52" HDPE culverts. Staff is recommending that the project be conditioned on grubbing and removing the silt deposits in the ditches to accommodate additional stormwater storage. See Figure 3.



Existing Culverts and Ditches

Figure 3

The City Engineer is recommending that the applicant provide a retention area between Northwestern Avenue and the property line to accommodate additional stormwater detention. Staff recommends that the existing ditch be excavated to accommodate an additional 10,000+/- gallons, which will require the removal of approximately 50 cubic yards. This recommendation was also included as conditions of approval for the Marathon 101 project. The recommended detention area shall be shown on the required Improvement Plans. The project has been conditioned accordingly. **Please refer to Exhibit A.**

The City Engineer has recommended the preparation of a Operations and Maintenance Agreement regarding the onsite drainage facilities. The project has been conditioned accordingly. **Please refer to Exhibit A.**

GP Policy Public Services P2.2.3-2; “Cooperate with the Rio Dell Fire Protection District to ensure that emergency services are adequate.”

As the Commission is aware the Humboldt Rio Dell Business Park is actually within the boundaries of the Fortuna Fire Protection District (FFPD). The project was referred to the District and the Rio Dell Volunteer Fire Department for comments and recommendations. The District made recommendations regarding hydrant locations, turning radiuses and roadway/travelway widths. The Tentative Map does identify the roadway and turnaround easements. The FFPD has indicated that the placement of the hydrants can be deferred until the time of development. The project has been conditioned accordingly. **Please refer to Exhibit A.**

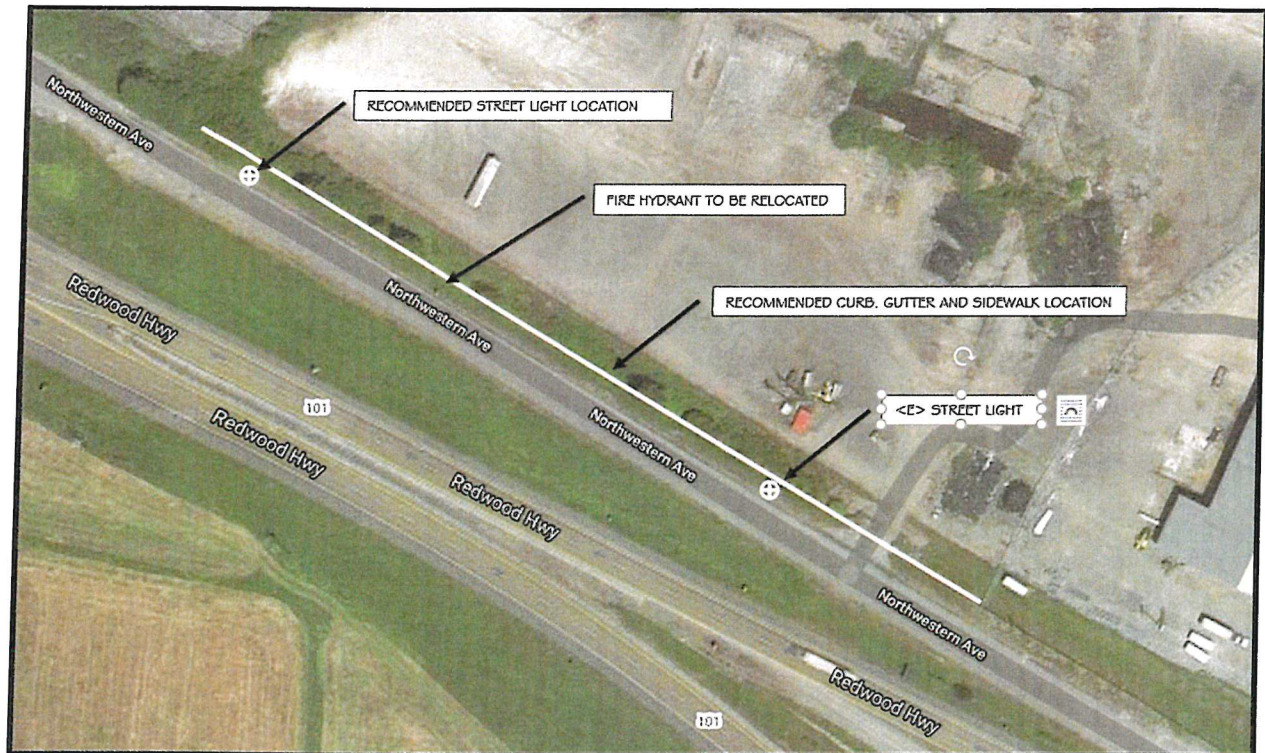
GP Policy Public Services P2.2.3-4; “Encourage new development to contribute its fair share of infrastructure improvements to serve the proposed development.”

The applicants will be required to install water main from Northwestern Avenue to each of the proposed parcels. The size of the water main shall be designed to provide adequate fire flows. The project has been conditioned accordingly. **Please refer to Exhibit A.**

In addition to the above Policy, Section 17.30.310 et. seq. of the Zoning Regulations requires the construction of curb, gutter, sidewalks and street improvements as conditions of approval of an entitlement permit. This is also consistent with a number of Goals and Policies of the Circulations Element, including Policies 3-1 and 3-2, requiring pedestrian and bicycle improvements. Furthermore, these regulations and policies are consistent with AB 1328, Complete the Streets legislation and the United States Department of Transportation Policy Statement on bicycle and pedestrian improvements. The project has been conditioned to require curb, gutter, sidewalks along the eastern property line of Northwestern Avenue which is also the west property line of the Northwestern Pacific Railroad property. This will require that the applicant to pave a width of about 18 feet for the length of the parcel and to relocate the existing fire hydrant. Please refer to Figure 4 below.

The project is also conditioned to require the driveway/road approaches and pedestrian access to the property line be constructed prior to recordation of the Map. The applicant shall install 18” HDPE culverts under the driveway/road access with appropriate armoring. **Please refer to Exhibit A.**

In addition, sidewalks providing a path of travel is required to the building pads of each parcel. Staff is supportive of deferring the path of travel improvements until the time of development. **Please refer to Exhibit A.**



Curb, Gutter Sidewalk, Fire Hydrant and Street Light Locations
Figure 4

General Plan Policy Public Services P2.2.3-4; Require underground utilities for new development.

The applicant has requested that the installation of the utilities (power, phone, cable tv, etc.) be deferred until the time of development of the parcels. The City Engineer is supportive of the request. However, staff is recommending that the conduit/raceways be installed prior to the recordation of the Parcel Map. The project has been conditioned accordingly. **Please refer to Exhibit A.**

Based on comments from referral agencies, information submitted by the applicant and the recommended conditions of approval, the evidence supports the finding that the proposed subdivision is in conformance with all applicable policies of the General Plan.

2. Zoning Consistency:

The property is zoned Industrial Commercial (IC). The purpose of the Industrial Commercial zone is to provide for industrial and commercial uses. The Industrial Commercial designation zone requires a minimum parcel size of 20,000 square feet. Pursuant to the North Coast Regional Water Quality Control Board's adopted Basin Plan, because the site is dependent upon on-site wastewater treatment systems (septic tanks and leach fields), a minimum of one (1) acre parcels are required. The parcels meet the required minimum parcel size of one (1) acre.

Section 17.30.310 et. seq. requires the construction of curb, gutter, sidewalks and street improvements as conditions of approval of an entitlement permit. As previously indicated the General Plan contains similar policies which were addressed under the General Plan consistency findings. Again, the project has been conditioned accordingly.

All other zoning regulations, including setbacks, building height, parking landscaping and Design Review will be addressed in the Design Review and cannabis activity Conditional Use Permits.

Based on the proposed subdivision, the proposed project complies with the requirements of the City's Zoning Regulations.

3. Subdivision Regulations Consistency:

The City's Subdivision Regulations, Title 16 of the Rio Dell Municipal Code (RDMC) and the City's Standard Improvement Specifications identifies the requirements for subdivisions.

Section 16.05.030 of the RDMC requires General Plan and Zoning compliance. As previously discussed the project as conditioned is consistent the General Plan polices and the City's zoning regulations.

Section 16.05.040 identifies the Tentative Map requirements identify the required information on the map. The submitted Tentative Map for the proposed subdivision complies with the requirements of Section 16.10.040 of the RDMC.

Section 16.10.050 identifies the required application submittal requirements, which includes the Soils Report, Drainage Report and Title Reports. The required information was submitted.

Section 16.25.020 identifies the required improvements for subdivision projects. These improvements include curbs, gutters, sidewalks, streets, drainage, sewer and water, utilities, street lights and fire hydrants. The project has been conditioned to require Improvement Plans that identify the required improvements. **Please refer to Exhibit A.**

Section 16.10.120 et. seq. of the City's Subdivision Regulations identifies the mapping requirements. The subdivision is considered a minor subdivision, four parcels and a "Remainder". The "Remainder" is not a parcel for map purposes pursuant to Section 66424.6(a)(1) of the Subdivision Map Act. A "Remainder" parcel is not for the purpose of sale, lease or financing pursuant to Section 66424.6(a). However, the "Remainder" may be subsequently sold without any further requirement of the filing of a Parcel Map of Final Map (§ 66424.6(d)).

Based on the proposed improvements and recommended conditions of approval, staff believes the proposed subdivision is consistent with the City Subdivision Ordinance and the City's Standard Improvement Specifications.

4. That the proposed subdivision is physically suitable for the type of development:

Based on the Soils Report, Drainage Analysis and recommended conditions of approval, staff believes the proposed lots are suitable for uses allowed in the Industrial Commercial zone.

5. The proposed subdivision is not likely to cause substantial environmental damage or substantially and avoidably impact fish or wildlife or their habitat.

The project was referred to a number of agencies for comment and recommendations. No agencies, including the California Department of Fish and Wildlife (CDFW), identified any concerns or recommendations.

The Based on the proposed project, staff has determined that the project is Statutorily Exempt pursuant to Section 15315 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations. Pursuant to Section 15315 of the CEQA Guidelines this exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Attachments:

Attachment 1: Tentative Map/Draft Improvement Plans

Attachment 2: Soils Report

Attachment 3: Drainage Analysis

Attachment 4: Conditions of Approval

Attachment 5: Resolution No. PC 149-2020

R-2 SOILS REPORT



AP No. 205-111-069

NORTHWESTERN AVENUE

RIO DELL, CA 95562



PREPARED BY:



PACIFIC AFFILIATES, INC.

A CONSULTING ENGINEERING GROUP

990 WEST WATERFRONT DRIVE

EUREKA, CA 95501

(707) 445-3001



APRIL 22, 2020



TRAVIS SCHNEIDER, R.C.E. # 67393

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1. INTRODUCTION

The following Soils Report is provided regarding specific site conditions at the subject property, AP No. 205-111-069 hereinafter referred to as, “the site”, located at an unassigned address on Northwestern Avenue in Rio Dell, CA 95562 in Humboldt County. The proposed project includes the minor subdivision of the 15.2-acre parcel into 4 parcels with a remainder parcel. The subdivision is in preparation for future cannabis related businesses including new warehouse type structure for manufacturing, greenhouses to facilitate mixed-light growing operations, and a solar array.

This assessment is based on data gathered at the site by Pacific Affiliates on February 25, 2020, and supplemented by a review of data from site investigations conducted by LACO on February 14, 2017, and an R-2 Soils Report dated May 11, 2017. LACO’s data includes field notes from boring logs that will be referenced to support the conclusions made in this report and is supplemented by a review of additional resources. Our database consists of field observations of the site and vicinity, soils data generated by subsurface investigations, data from a review of aerial photographs, and information from pertinent literature and geologic maps. This report addresses the suitability of the site for development as described in Section 4 below. An analysis of the site conditions and recommendations for the proposed development are provided in this report.

2. SITE DESCRIPTION

The site is currently accessed from Northwestern Avenue, about 800 feet southeast of Metropolitan Heights Road and Highway 101 junction. Nearly all infrastructure from the former Eel River Sawmill, which previously occupied the site, has been removed with exception of impervious surfaces (asphalt and concrete foundations) and drainage facilities. Ground coverage is primarily comprised of asphalt or concrete. Drainage facilities run east-west through the middle and along the northern portion of the site. The Eel River runs east to west about 1,000 feet south of the site. Industrial use properties border the site to the east and west with steep bluffs and dense vegetation to the north. An aerial view of the property is provided in Figure 1 below.



Figure 1 - Aerial view of subject property (photo courtesy of Humboldt Web GIS)

3. SITE TOPOGRAPHY

Most of the site sits at an elevation of 80-84 feet above mean sea level and slopes gently to the northwest. Along the northern boundary ground elevations raise to approximately 160 feet at near vertical in the form of a bedrock bluff. North of the bluff the slopes flatten to about 50% and continue to the north. Runoff from the north funnels into a drainage gulch trending north-south and flows to an existing drainage swale near the northeast corner of the property which conveys stormwater to the northwest and then to the south along the west boundary of the site. Said swale meets the northern side of Northwestern Avenue at the southwest corner of the site and continues draining to the northwest. A series of depressed drainage swales and storm drains run east to west through the center of the site which captures surface runoff from the lower portions of the site and connects to the drainage swale along the western boundary. A topographic map of the subject property and surrounding area is provided in Figure 2 below.



Figure 2 – Topographical Map (USGS Fortuna Quadrangle, California – Humboldt County, 7.5 minute series)

4. SITE DEVELOPMENT

Site development includes the minor subdivision of the 15.2-acre parcel into 4 parcels with a remainder. Parcel 1 will be 6.50 acres, Parcel 2 will be 3.77 acres, Parcel 3 will be 1.58 acres, and Parcel 4 will be 1.20 acres with a remainder of 1.98 acres. The minor subdivision of the existing parcel is in preparation for possible construction of future greenhouses to facilitate mixed-light growing operations, future warehouse for cannabis related manufacturing, and a solar farm for the remainder parcel. A new access road will be constructed off of Northwestern Avenue to access Parcels 1-4 and the existing access road to the southeast will be used to access parcel one and the remainder. Development will include concrete and asphalt paving of walks and driveways as necessary to provide access to each parcel, onsite wastewater treatment systems, and utility trenching. A tentative map is provided in Appendix I which illustrates the proposed development.

5. SUBSURFACE CONDITIONS

During a site visit on February 25, 2020, conducted by Pacific Affiliates, a backhoe was used to explore four test holes in the southern portion of the property. Field notes were recorded to document the subsurface conditions, boring logs can be found in Appendix IV of this report, and are summarized as follows. TH-1 resulted in asphalt paving over one foot of river run gravel. Beneath the gravel to a depth of 3 feet was a clay loam that was light brown and medium stiff. From 3 feet to the bottom of the test hole at 7 feet was sandy clay loam. TH-2 consisted of asphalt paving over 3 feet of river run gravel base. Below the gravel layer a stiff silty clay was encountered and remained consistent to the bottom of the test hole. Similar subsurface soils with TH-1 were encountered at both TH-3 and TH-4. Both resulted in asphalt paving over river run gravel fill to a depth of about three feet with sandy clay loam underneath to depths of 7-8 feet. No groundwater was observed in any of the test holes completed by Pacific Affiliates. A grab sample was taken from TH-1 at a depth of 7 feet and submitted to SHN Consulting Engineers & Geologists laboratory for textural analysis. Said sample was classified as Zone 2 – Loam, results are attached in Appendix III of this report for reference.

On February 14, 2017, a site visit was made by LACO for the purpose of investigating the suitability of the native soils for an onsite sewage disposal system. A summary of the findings reported from LACO's investigation is as follows. Four backhoe test pits were excavated to a depth of ten feet below ground surface and boring logs recorded for each. All four test pits (TP-1, TP-2, TP-3, TP-4) were located on proposed Parcel 1 and remainder parcel as shown on the attached test hole exhibit in Appendix II. TP-1 and TP-2 contained three inches of asphalt overlying two feet of aggregate base. Beneath the top layer for TP-1 sandy loam was encountered to a depth of four to seven feet below ground surface. Underlying the sandy loam layer was fine sandy loam and medium grained sand which remained consistent to the bottom of the test pit at ten feet below ground surface. TP-2 encountered a layer of silt loam with fine sand at nine feet below ground surface. TP-3 contained six inches of asphalt over eighteen inches of aggregate base and silt loam with fine sands at two feet below ground surface. Fine sandy loam was encountered from four to six feet and underlain by silt clay loam to the bottom of the test pit. TP-4 contained six inches of asphalt over eighteen inches of aggregate base. From two feet to six feet the soil was predominately silty clay loam with fine sand. A layer of fine sandy loam was encountered from six

to seven feet and underlain by silty clay loam to the bottom of the test pit. Boring logs by LACO can be found attached to this report in Appendix IV. Groundwater was encountered at nine-and-a-half feet in TP-1 and nine feet in TP-2, while no groundwater was encountered in either TP-3 or TP-4.

A review of the findings from LACO's investigation revealed consistencies with the subsurface soils. The subsurface soils documented by LACO in TP-1, TP-2 and TP-3 were similar to what was encountered at TH-1, TH-3 and TH-4 by Pacific Affiliates, both in soil types and layer depths. Per LACO's R-2 Soils Report for the property, groundwater was measured between four and seven feet in borings B-1 and B-3 which LACO concluded was due to perched water from the former pond area. No groundwater was encountered in the remaining borings down to 30 feet. Monitoring wells previously installed by Winzler and Kelley and monitored between 2002 and 2006 measured groundwater depths between 28 and 41 feet.

6. SEISMIC HAZARDS

Based on the criteria established in the 2016 California Building Code, the future structures fall under Occupancy Category II and have an Importance Factor, $I = 1.0$. Due to the stiff soil profile, the site is classified as Site Class D. As a result, the site coefficients for the mapped acceleration parameters are: $F_a = 1.0$ (short period, S_s), and $F_v = 1.5$ (one-second period, S_1). Spectral Response Acceleration Parameters (SRAP) for the site are based on the property location of latitude: 40.5144° , and longitude: -124.1282° , and are as follows:

Mapped SRAP	$S_s = 1.561g$ (0.2-second spectral response)
	$S_1 = 0.79g$ (1-second spectral response)

Maximum SRAP	$S_{MS} = 1.561g$ (0.2-second period)
	$S_{M1} = 1.185g$ (1-second period)

Design SRAP	$S_{DS} = 1.041g$ (0.2-second period)
	$S_{D1} = 0.79g$ (1-second period)

Peak Ground Acceleration	$PGA = 0.62$ per ASCE7-10, Equation 11.8-1
--------------------------	--

Per §11.6 of ASCE 7-10, the project site is assigned to Seismic Design Category E because $S_1 > 0.75g$.

According to local geologic maps, to the north 2.2 miles lies the Little Salmon fault zone and 6.64 the Alquist-Priolo Fault. To the south 2.83 miles lies the Russ fault zone. To the southwest 5.5 miles lies the bear River fault zone and 13.2 miles southeast lies an unnamed fault. No other fault lines/zones are located within a twenty-mile radius of the property. Based on the regional geology and history of the

area, moderate ground motion generated by moderate to large earthquakes are likely to occur at the site within the economic lifespan of the proposed development (50 years). Suitable building design in accordance with current codes will reduce the potential for property damage and injury.

Large earthquakes are possible but less likely to occur than are small earthquakes. The probability that a seismic event will cause a ground motion intensity of MM VIII (Modified Mercalli Intensity scale) at the site is moderate. Shaking of MM VIII is likely to cause damage to a low-rise, wooden-frame, standard-construction structure; damage is likely to be “light” (defined as “significant localized damage of some structural components generally not requiring repair”) to moderate (localized damage of many components warranting repair). Physical damage resulting from smaller earthquakes (MM VII or less) is likely to be “light” to “none”. Although seismic shaking cannot be avoided, the effects of seismic shaking can be minimized by selecting an appropriate home style, upgrading its structural design, using high quality materials and workmanship, and building to the appropriate Seismic Design Category standards. In addition, the interior of the structure can be designed and maintained to minimize the falling and/or toppling of heavy objects.

Seismically induced surface rupture at the site is unlikely to occur assuming there are no unmapped faults or branches of faults located beneath the site. Damage sustained by a wood framed structure during a seismic event can be minimized by building in conformance with the appropriate codes and providing a well founded, conventional spread footing into compacted subgrade.

7. SLOPE STABILITY

Humboldt County GIS Mapping identifies the project site as Zone M – Parcels in Many Zones ranging from relatively stable to moderate instability with respect to slope stability. A historic landslide is identified north of the site, which encompassed approximately 1,000 acres. Most of the site is flat with slope stability being of little concern, with exception of the vertical bluff to the north. Based on visual observations during investigations conducted by Pacific Affiliates, we have determined said bluff is stable in it’s current form, although this can change over time due to erosion and/or severe seismic events.

Foundations for future structures shall be set back from adjacent slopes in accordance with the 2016 California Building Code, see conclusions section below. To mitigate potential risk, all drains shall be directed away from buildings, building slabs, and to the base of any and all slopes adjacent to structures.

8. LIQUEFACTION HAZARD

Liquefaction of sediment occurs when its shear strength is lost as a result of an increase in pore water pressure in response to cyclic loading. As such, liquefaction is a potentially damaging response to seismic shaking. Ground settlement, lateral spreading and/or sand boils may result from liquefaction. Structures supported on liquefied soils could suffer foundation settlement or lateral movement that could be severely damaging to the structure. Poorly consolidated, clean to moderately silty sands beneath the

groundwater level are prone to undergo liquefaction during strong earthquakes. Dense soils or soils that exhibit cohesion are less likely to be susceptible to liquefaction.

According to Humboldt County GIS, the property is not located in an area of potential liquefaction. As noted in Section 5, most of the site does not have shallow groundwater and native soil is predominantly sandy clay loam. The subsurface soil is moderately dense and well graded. Taking into consideration the nature of the native soils, there is a low to moderate probability of liquefaction occurring on this site during a significant seismic shaking event in the future.

9. SETTLEMENT

The foundation of future structures shall bear on the underlying medium stiff sandy clay loam. Given the nature of the native soils and the proposed construction, differential settlement is expected to be very minimal. Differential settlement is expected to be no more than one-half inch over any fifty-foot length of foundation. These settlement values assume adequately sized foundation that is well constructed and placed on well compacted soils.

10. FOUNDATION

Reinforced concrete perimeter footings shall be provided for the foundation of future structures. All load bearing foundation elements shall be embedded a minimum of 12 inches into the native bearing soil. The foundation system shall be designed for applied loads by a California Registered Civil Engineer. Any loose topsoil shall be removed to allow foundation to bear on the existing compacted sandy clay gravels. All roots, stumps or other organic material encountered during foundation preparation shall be removed from the bearing area and any resulting excavation filled per the requirements of this report. Bearing pressures shall not exceed 1,500 pounds per square foot (psf). Areas of concrete slab construction should be proof rolled prior to placing base material. Contractors are encouraged to have compaction tests completed on fill placed under slabs, although it is not required. Foundation bearing soils are to be inspected by a Registered Civil Engineer prior to the placement of foundation concrete. On-site soils shall not be used as backfill material unless approved by a Registered Civil Engineer. All fill materials shall be Class II aggregate base or engineered by a Registered Civil Engineer. Where fill is placed beneath foundation elements, compaction tests should be completed to ensure the material has been compacted to a minimum of 95% of the relative compaction test value.

11. GRADING

All site grading shall be completed to control and direct water away from structures to minimize erosion adjacent to the foundation. It is recommended that a minimum slope of 5% be provided for a horizontal distance of ten feet from the structure. Impervious surfaces within ten feet of the structure shall maintain a minimum slope of 2% away from the foundation. Beyond ten feet, it is recommended that a minimum slope of 1% be maintained away from the structure. All cut slopes shall be as flat as possible, but shall maintain a maximum slope of 2:1 (H:V) in well consolidated, tight clay soils and 3:1 in sandy or

gravelly soils. Best Management Practices (i.e. silt fence, straw wattles, straw bales, etc.) shall be employed at the site during the rainy season or as required by the governing agency to minimize the transfer of sediment away from the site. Impacted areas shall be reseeded prior to the first winter using a Caltrans erosion control mix or equal.

12. PLACEMENT OF FILL

Where fill is required beneath load-bearing, structural components, engineered fill compacted to 95% relative compaction per ASTM Test Method D6938 shall be used. Fill samples should be tested for dry density prior to placement using ASTM Test Method D1557. All topsoil, deleterious and/or organic material shall be removed prior to placement of fill and the subgrade shall be compacted to a minimum of 95% relative compaction. Fill material should be Class 2 aggregate base unless otherwise approved by a Registered Civil Engineer. All fill shall be free of organic and deleterious material and clasts larger than three inches (3") in diameter. Fill shall be placed and compacted in lifts not greater than six inches (6") thick.

13. CONCLUSIONS

Based upon the results of the site investigation, no geotechnical conditions were encountered which would preclude the proposed development, provided the following recommendations are adhered to:

- All construction shall be in accordance with the most recently approved California Building Code, Humboldt County Municipal Code and meet current criteria for the appropriate Seismic Design Category.
- Maximum allowable soil bearing pressure shall be 1,500 psf.
- All topsoil shall be removed from footing and slab locations prior to construction. All fill beneath footings must meet a minimum 95% relative compaction test.
- Footing trenches and pads shall be excavated to a minimum depth of 12 inches into the native bearing material as specified in this report. Footings are to be inspected by a Registered Civil Engineer prior to the placement of concrete.
- Foundations shall be set back from slopes in accordance with the most recently approved California Building Code. Structure should be set back a distance equal to the minimum of $H/2$ or 15 feet from the toe of a slope and $H/3$ or 40 feet from the top of a slope, where H = height of slope.
- Areas of concrete slab construction shall be proof rolled prior to placing base material. Contractors are encouraged to have compaction tests completed on fill placed under slabs, although it is not required.
- Concrete slabs shall have structural separations at a maximum of 25-foot intervals. Slabs shall be designed for a bearing pressure of no more than 1,000 psf unless a properly engineered design

is provided.

- No fill shall be allowed on site unless engineered by a Registered Civil Engineer. Fill shall be free of organic and deleterious material and clasts larger than three inches (3") in diameter.
- If any fill material, including areas with organic debris or uncompacted materials, or areas of low density, noncohesive material is encountered during excavations, construction is to be discontinued until the excavations and materials are inspected by a Registered Civil Engineer or Certified Engineering Geologist.
- Cut slopes shall be as flat as possible, but not exceed 2:1 for well consolidated, tight clay soils; cut slopes shall not exceed 3:1 in sandy or gravelly deposits.
- Excavations into the native soils may encounter caving soils and possibly perched water, depending on the final depth of excavation. Individual contractors should be made responsible for designing and constructing stable, temporary excavations as required to maintain stability of the excavation sides and bottom and to provide human safety.
- All site drainage shall be controlled and directed away from the buildings to minimize erosion. Best Management Practices shall be employed during the rainy season to minimize sediment transfer off the site.
- Impacted areas shall be reseeded prior to the first winter using a Caltrans erosion control mix or equal.

Any future building configurations should be evaluated for compliance with this report. The Engineer shall be notified immediately of any conditions noted during excavation and grading that differ from those noted in this report.

14. REFERENCES

ASCE (American Society of Civil Engineer) 7-05, Minimum Design Loads for Buildings and Other Structures, 2006, Structural Engineering Institute.

CBC (California Building Code) 2013 California Code of Regulations, Title 24, Part 2, Volume 2 California Building Standards Commission.

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McCarthy, David F. *Essentials of Soil Mechanics and Foundations: Basic Geotechnics*, 5th ed. New Jersey: Prentice-Hall, Inc, 1998.

APN 205-111-069

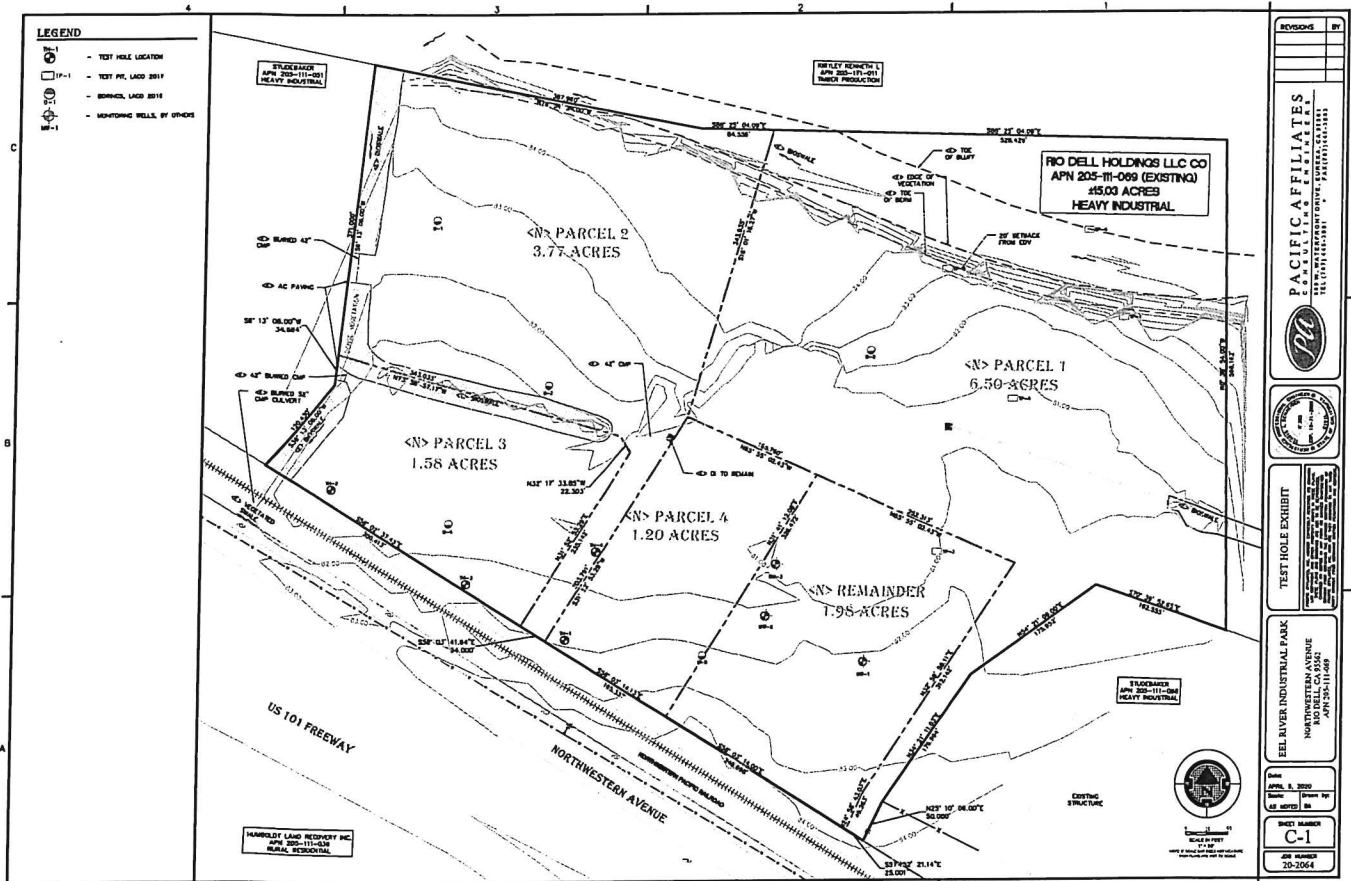
Soils Report
Job No. 19-2064

APPENDIX I – TENTATIVE MAP

APN 205-111-069

Soils Report
Job No. 19-2064

APPENDIX II – Test Hole Exhibit



APPENDIX III– Textural Analysis Results



Phone: (707) 441-8855 Email: info@shn-engr.com Web: shn-engr.com
812 W. Wabash Avenue, Eureka, CA 95501-2138

Reference: 014088

Pacific Affiliates
990 W. Waterfront Drive
Eureka, CA 95501

SOIL PERCOLATION SUITABILITY / TEXTURAL ANALYSIS RESULTS

Job Name: PacAff (Rio Dell)	Sampled By: PacAff
Date Sampled: 02/25/20	Date Tested: 03/19/20
Date Received: 03/13/20	AP Number: 205-111-069

Sample ID	Depth	% Sand	% Clay	% Silt	% Coarse Fragments by Volume	Zone	Bulk Density
TH1		37.1	16.0	46.9	2.1	2	*

Material: Loam

* = no peds provided

Regional Water Quality Control Board Zone Descriptions:

Zone 1 - Soils in this zone are very high in sand content. They readily accept effluent, but because of their low silt and clay content they provide minimal filtration. These soils demand greater separation distances from groundwater.

Zone 2 - Soils in this zone provide adequate percolation rates and filtration of effluent. They are suitable for use of a conventional system without further testing.

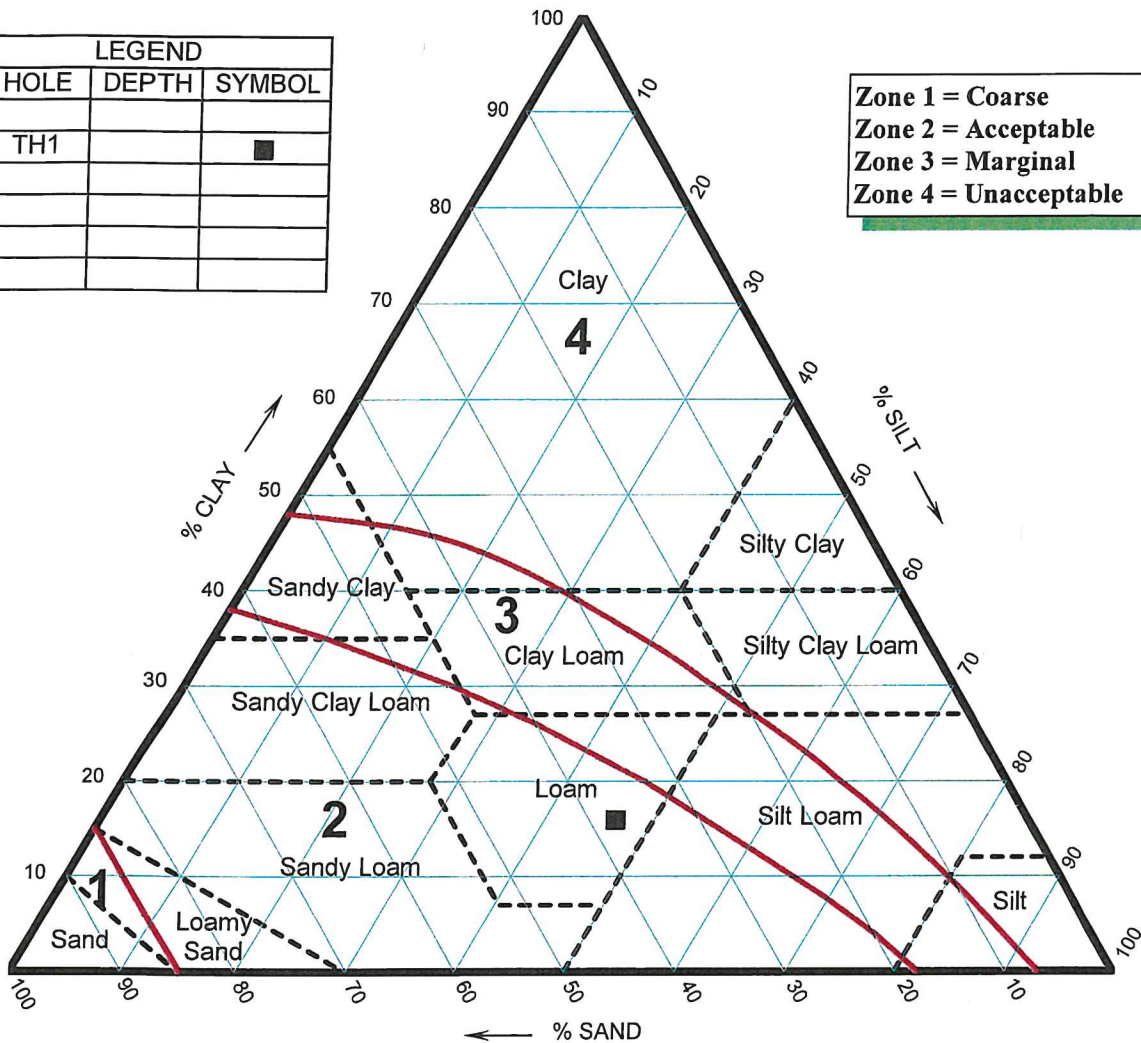
Zone 3 - Soils in this zone are expected to provide good filtration of effluent, but their ability to accept effluent at a suitable rate is questionable. These soils require wet-weather percolation tests to verify their suitability for effluent disposal by conventional leachfield methods.

Zone 4 - Soils in this zone are unsuitable for a conventional leachfield because of their severe limitations for accepting effluent.

SOIL PERCOLATION SUITABILITY CHART

LEGEND		
HOLE	DEPTH	SYMBOL
TH1		■

Zone 1 = Coarse
Zone 2 = Acceptable
Zone 3 = Marginal
Zone 4 = Unacceptable



NOTES

1. Soil texture is plotted on triangle based on percent sand, silt, and clay as determined by hydrometer analysis.
2. Adjustment for coarse fragments has been made by moving the plotted point in the sand direction an additional 2% for each 10% (by volume) of fragments greater than 2mm in diameter.
3. Adjustment for compactness of soil has been made by moving the plotted point in the clay direction an additional 15% for soils having a bulk-density greater than 1.7 gm/cc, when analyzed.
4. For soils falling in sand, loamy sand, or sandy loam, classification adjustment for bulk density will generally not affect suitability and a bulk-density analysis was not necessary.

JOB NUMBER: 014088

DATE: 03/19/20

JOB NAME: PacAff (Rio Dell)

APN: 205-111-069



Phone: (707) 441-8855 Email: info@shn-engr.com Web: shn-engr.com
 812 W. Wabash Avenue, Eureka, CA 95501-2138

APPENDIX IV– Boring Logs

EXPLORATION BORING LOG

PROJECT NAME EEL RIVER IND. PARK PROJECT NO. 19-2064 DATE 2/25/20
 HOLE NO. TH-1 HOLE DIAMETER N/A DRILL RIG BACKHOE APN: 205-111-069
 HOLE ELEV. N/A GROUNDWATER ELEV. N/A LOGGED BY TS

SOIL DESCRIPTION				SOIL TYPE	DEPTH (FT.)	SAMPLES			BLOWS/FOOT
DESCRIPTION AND REMARKS	COLOR	MOISTURE	CONSIST.			JARS	SACKS		
6" AC PAVING	GRAY	DRY	HARD						
RIVER RUN AGG. BASE FILL, ROUNDED	GRAY	DRY	FIRM	GW	1				
CLAY LOAM	LT. BRN	DRY	MED. STIFF	CL	2				
SANDY CLAY LOAM, 10% FINE SANDS	LT. BRN	DRY	SOFT	CL	3				
					4				
					5				
					6				
					7				
BOTTOM OF HOLE AT 7 FT, NO GROUNDWATER					8				
					9				
					10				
					11				
					12				



PACIFIC AFFILIATES
 CONSULTING ENGINEERS
 990 W. WATERFRONT DRIVE, EUREKA, CA 95501
 TEL (707) 445-3001 • FAX (707) 445-3003

EXPLORATION BORING LOG
 NORTHWESTERN AVENUE
 RIO DELL, CA 95562
 APN 205-111-069

EXPLORATION BORING LOG

PROJECT NAME EEL RIVER IND. PARK PROJECT NO. 19-2064 DATE 2/25/20
HOLE NO. TH-2 HOLE DIAMETER N/A DRILL RIG BACKHOE APN: 205-111-069
HOLE ELEV. N/A GROUNDWATER ELEV. N/A LOGGED BY TS

SOIL DESCRIPTION				SOIL TYPE	DEPTH (FT.)	SAMPLES		BLOWS/FOOT
DESCRIPTION AND REMARKS	COLOR	MOISTURE	CONSIST.			JARS	SACKS	
6" AC PAVING	GRAY	DRY	HARD					
RIVER RUN AGG. BASE FILL, ROUNDED	GRAY	DRY	FIRM	GW	1			
					2			
					3			
SILTY CLAY, NONPLASTIC FINES	DK GRAY/ BLUE	DRY	STIFF	CL	4			
					5			
					6			
					7			
					8			
BOTTOM OF HOLE AT 8 FT, NO GROUNDWATER					9			
					10			
					11			
					12			



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CONSULTING ENGINEERS
990 W. WATERFRONT DRIVE, EUREKA, CA 95501
TEL (707) 445-3001 • FAX (707) 445-3003

EXPLORATION BORING LOG
NORTHWESTERN AVENUE
RIO DELL, CA 95562
APN 205-111-069

EXPLORATION BORING LOG

PROJECT NAME EEL RIVER IND. PARK PROJECT NO. 19-2064 DATE 2/25/20
HOLE NO. TH-3 HOLE DIAMETER N/A DRILL RIG BACKHOE APN: 205-111-069
HOLE ELEV. N/A GROUNDWATER ELEV. N/A LOGGED BY TS

SOIL DESCRIPTION				SOIL TYPE	DEPTH (FT.)	SAMPLES			BLOWS/FOOT
DESCRIPTION AND REMARKS	COLOR	MOISTURE	CONSIST.			JARS	SACKS		
6" AC PAVING	GRAY	DRY	HARD		0				
RIVER RUN AGG. BASE FILL, ROUNDED	GRAY	DRY	FIRM	GW	1				
					2				
					3				
SANDY CLAY LOAM	LT. BRN	DRY	MED. STIFF	CL	4				
					5				
					6				
					7				
BOTTOM OF HOLE AT 7 FT, NO GROUNDWATER					8				
					9				
					10				
					11				
					12				



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CONSULTING ENGINEERS

990 W. WATERFRONT DRIVE, EUREKA, CA 95501
TEL (707) 445-3001 • FAX (707) 445-3003

EXPLORATION BORING LOG

NORTHWESTERN AVENUE
RIO DELL, CA 95562
APN 205-111-069

EXPLORATION BORING LOG

PROJECT NAME EEL RIVER IND. PARK PROJECT NO. 19-2064 DATE 2/25/20
 HOLE NO. TH-4 HOLE DIAMETER N/A DRILL RIG BACKHOE APN: 205-111-069
 HOLE ELEV. N/A GROUNDWATER ELEV. N/A LOGGED BY TS

SOIL DESCRIPTION				SOIL TYPE	DEPTH (Ft.)	SAMPLES			BLOWS/FOOT
DESCRIPTION AND REMARKS	COLOR	MOISTURE	CONSIST.			JARS	SACKS		
6" AC PAVING	GRAY	DRY	HARD						
RIVER RUN AGG. BASE FILL, ROUNDED	GRAY	DRY	FIRM	GW	1				
					2				
					3				
SANDY CLAY LOAM	LT. BRN	DRY	MED. STIFF	CL	4				
					5				
					6				
					7				
					8				
BOTTOM OF HOLE AT 8 FT, NO GROUNDWATER					9				
					10				
					11				
					12				



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 CONSULTING ENGINEERS
 990 W. WATERFRONT DRIVE, EUREKA, CA 95501
 TEL (707) 445-3001 • FAX (707) 445-3003

EXPLORATION BORING LOG
 NORTHWESTERN AVENUE
 RIO DELL, CA 95562
 APN 205-111-069



21 W. 4th Street, Eureka, California 95501 707 443-5054 Fax 707 443-0553
 311 Main Street, Ukiah, California 95482 707 462-0222 Fax 707 462-0223
 3450 Regional Parkway, Suite 82, Santa Rosa, California 95403 707 443-5054 Fax 707 443-0553
 www.lacoassociates.com

BORING NUMBER B-1

PAGE 1 OF 1

CLIENT <u>Michael Martino</u>	PROJECT NAME <u>Cannabis Cultivation Complex geotech</u>
PROJECT NUMBER <u>8539.01</u>	PROJECT LOCATION <u>Eel River Mill</u>
DATE STARTED <u>12/14/16</u> COMPLETED <u>12/14/16</u>	GROUND ELEVATION <u>84 ft</u> HOLE SIZE <u>inches</u>
DRILLING CONTRACTOR <u>Fisch Drilling</u>	GROUND WATER LEVELS:
DRILLING METHOD <u>Hollow Stem Auger</u>	▽ AT TIME OF DRILLING <u>7.00 ft / Elev 77.00 ft</u>
LOGGED BY <u>EW</u> CHECKED BY <u>VSD</u>	AT END OF DRILLING <u>—</u>
NOTES <u>40.51551N -124.12738W</u>	AFTER DRILLING <u>—</u>

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0							
						3 inches of asphalt concrete over 6 inches of aggregate base	83.3
	SPT	89	47-43-44 (87)			(GW) Well Graded Gravel with Sand; grey 2.5Y 7/1, moist, medium dense to very dense, trace non-plastic fines, fine to coarse sand, fine to coarse gravel up to 2 inches consisting of subangular to surrounded fresh sandstone (fill)	
5	SPT	78	14-30-37 (67)				
				GW	▽		
10	SPT	33	6-8-12 (20)				
15	SPT	67	0-2-3 (5)			(ML) Silt; dark grey 5Y 4/1, moist, soft, low plasticity fines, trace fine sand (alluvium)	71.0
				ML			
20	SPT	83	0-3-3 (6)				
25	SPT	100	0-1-2 (3)			(SM) Silty Sand; gray 2.5Y 5/1, wet, very loose, non-plastic fines, fine sand (alluvium)	62.5
				SM			
30	SPT	44	3-5-17 (22)			(GP) Poorly Graded Gravel; gray 2.5Y 5/1, wet, medium dense, trace non-plastic fines, fine to coarse sand, fine gravel consisting of subrounded to rounded sandstone and chert (alluvium)	59.0
				GP			
30							54.0

Bottom of borehole at 30.0 feet.



21 W. 4th Street, Eureka, California 95501 707 443-5054 Fax 707 443-0553
 311 Main Street, Ukiah, California 95402 707 462-0222 Fax 707 462-0223
 3450 Regional Parkway, Suite 82, Santa Rosa, California 95403 707 443-5054 Fax 707 443-0553
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BORING NUMBER B-2

PAGE 1 OF 1

CLIENT Michael Martino PROJECT NAME Cannabis Cultivation Complex geotech
 PROJECT NUMBER 8539.01 PROJECT LOCATION Eel River Mill
 DATE STARTED 12/14/16 COMPLETED 12/14/16 GROUND ELEVATION 85 ft HOLE SIZE inches
 DRILLING CONTRACTOR Fisch Drilling GROUND WATER LEVELS:
 DRILLING METHOD Hollow Stem Auger AT TIME OF DRILLING ---
 LOGGED BY EW CHECKED BY VSD AT END OF DRILLING ---
 NOTES 40.51512N -12412554W AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0						2 inches of asphalt concrete over 16 inches of aggregate base	
	SPT	67	23-28-22 (50)	GW		(GW) Well Graded Gravel with Sand; dark gray 2.5YR 4/1, moist, very dense, trace non-plastic fines, fine to coarse sand, fine to coarse gravel up to 1.5 inches consisting of subangular to subrounded fresh sandstone (fill)	83.5
5	SPT	83	16-26-17 (43)			(SM) Silty Sand; dark gray 2.5Y 4/1, moist, loose, low plasticity fines, fine sand, contains sporadic lenses of poorly graded sand and fibrous organics (alluvium)	80.8
10	MC	56	2-3-3 (6)	SM			
15	MC	0	2-5-7 (12)			(ML) Silt; dark gray 2.5Y 4/1, wet, soft to very soft, low plasticity fines, trace fine sand (alluvium)	72.5
20	SPT	100	0-0-1 (1)	ML			
25	SPT	100	1-3-3 (6)	SP-SM		(SP-SM) Poorly Graded Sand with Silt; dark greenish gray 5G 5/1, wet, loose, non plastic fines, fine sand (alluvium)	63.5
30	SPT	56	18-41-40 (81)	GW		(GW) Well Graded Gravel with Sand; dark grey 25Y 5/1, moist, very dense, trace non-plastic fines, fine to coarse sand, fine to coarse gravel up to 2 inches consisting of subrounded to subangular fresh sandstone (alluvium)	58.0
							55.0

Bottom of borehole at 30.0 feet.



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 311 Main Street, Ukiah, California 95482 707 462-0222 Fax: 707 462-0223
 3450 Regional Parkway, Suite 52, Santa Rosa, California 95403 707 443-5054 Fax: 707 443-0553
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BORING NUMBER B-3

PAGE 1 OF 1

CLIENT Michael Martino

PROJECT NAME Cannabis Cultivation Complex geotech

PROJECT NUMBER 8539.01

PROJECT LOCATION Eel River Mill

DATE STARTED 12/14/16 COMPLETED 12/14/16

GROUND ELEVATION 83 ft HOLE SIZE inches

DRILLING CONTRACTOR Fisch Drilling

GROUND WATER LEVELS:

DRILLING METHOD Hollow Stem Auger

▽ AT TIME OF DRILLING 4.00 ft / Elev 79.00 ft

LOGGED BY EW CHECKED BY VSD

AT END OF DRILLING —

NOTES 40.51499N -124.12688W

AFTER DRILLING —

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0						2 inches of asphalt concrete over 16 inches of aggregate base	
							81.3
						(GW) Well Graded Gravel with Sand; gray 2.5Y 5/1, moist, very dense, trace fines, fine to coarse sand, fine to coarse gravel up to 2 inches consisting of subrounded to subangular sandstone, trace wood fragments (fill)	
						↓ Becomes Well Graded Gravel with Silt, low plasticity fines	
5							
	SPT	33	22-24-31 (55)	GW			
							74.0
10						(OL) Organic Silt; gray 2.5Y 5/1, moist, very soft, low plasticity fines, fine sand, abundant fine to coarse wood fragments (fill)	
	SPT	89	0-2-3 (5)	OL			
							70.3
						(SM) Silty Sand; gray 2.5Y 5/1, wet, very loose, low plasticity fines, fine sand (alluvium)	
15				SM			
	SPT	50	2-1-3 (4)				66.5

Bottom of borehole at 16.5 feet.

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 12/30/16 11:24 - P:\GINT FILES\PROJECTS\8539.01- MARTINO (EEL RIVER MILL).GPJ



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 311 Main Street, Ukiah, California 95482 707 462-0222 Fax: 707 462-0223
 3450 Regional Parkway, Suite 82, Santa Rosa, California 95403 707 443-5054 Fax: 707 443-0553
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BORING NUMBER B-4

PAGE 1 OF 1

CLIENT <u>Michael Martino</u>	PROJECT NAME <u>Cannabis Cultivation Complex geotech</u>
PROJECT NUMBER <u>8539.01</u>	PROJECT LOCATION <u>Eel River Mill</u>
DATE STARTED <u>12/14/16</u> COMPLETED <u>12/14/16</u>	GROUND ELEVATION <u>82 ft</u> HOLE SIZE <u>inches</u>
DRILLING CONTRACTOR <u>Fisch Drilling</u>	GROUND WATER LEVELS:
DRILLING METHOD <u>Hollow Stem Auger</u>	AT TIME OF DRILLING <u>—</u>
LOGGED BY <u>EW</u> CHECKED BY <u>VSD</u>	AT END OF DRILLING <u>—</u>
NOTES <u>40.51456N -124.12726W</u>	AFTER DRILLING <u>—</u>

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 12/30/16 11:24 - P:\GINT FILES\PROJECTS\8539.01- MARTINO (EEL RIVER MILL).GRP

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION	
0						2 inches of asphalt concrete over 16 inches of aggregate base	
	MC	67	36-31-25 (56)				80.3
	MC	78	27-37-48 (85)	GC		(GC) Clayey Gravel with Sand; olive brown 2.5Y 4/4 and blueish gray gley 2 10B 6/1, moist, dense, low plasticity fines, coarse sand, fine to coarse gravel consisting of angular to subrounded sandstone, lens of wood debris, heterogeneous (fill)	
5							77.0
				ML		(ML) Silt with Sand; gray 2.5Y 5/1 with light olive gray 2.5Y 6/2 variegation, moist, very soft, low plasticity fines, fine sand (alluvium)	
10	SPT	94	0-0-1 (1)				
							69.5
	MC	78	2-4-7 (11)	SM		(SM) Silty Sand; gray 2.5Y 3/1, loose, non plastic fines, fine sand (alluvium)	
15							67.3
				SP		(SP) Poorly Graded Sand; light yellow brown 2.5Y 6/4, moist, medium dense, trace non-plastic fines, fine sand (alluvium)	
							64.5
20	SPT	50	3-6-10 (16)	GW		(GW) Well Graded Gravel with Sand; grayish brown 2.5Y 5/2, moist, medium dense, trace non-plastic fines, fine to coarse sand, fine to coarse gravel up to 1.5 inches consisting of subangular to subrounded fresh sandstone and chert (alluvium)	
							60.5
				SW		(SW) Well Graded Sand with Gravel; gray 2.5Y 5/1, moist, dense, fine to coarse sand, fine gravel consisting of subrounded to rounded fresh sandstone and chert (alluvium)	
25	SPT	78	8-19-20 (39)				57.0

Bottom of borehole at 25.0 feet.



21 W. 4th Street, Eureka, California 95501 707 443-5054 Fax: 707 443-0553
 311 Main Street, Ukiah, California 95482 707 462-0222 Fax: 707 462-0223
 3450 Regional Parkway, Suite 82, Santa Rosa, California 95403 707 443-5054 Fax: 707 443-0553
 www.lacoassociates.com

BORING NUMBER B-5

PAGE 1 OF 1

CLIENT Michael Martino PROJECT NAME Cannabis Cultivation Complex geotech
 PROJECT NUMBER 8539.01 PROJECT LOCATION Eel River Mill
 DATE STARTED 12/14/16 COMPLETED 12/14/16 GROUND ELEVATION 84 ft HOLE SIZE inches
 DRILLING CONTRACTOR Fisch Drilling GROUND WATER LEVELS:
 DRILLING METHOD Hollow Stem Auger AT TIME OF DRILLING —
 LOGGED BY EW CHECKED BY VSD AT END OF DRILLING —
 NOTES 40.51414N -124.12619W AFTER DRILLING —

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 12/30/16 11:24 - P:\GINT FILES\PROJECTS\8539.01- MARTINO (EEL RIVER MILL).GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	RECOVERY %	BLOW COUNTS (N VALUE)	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0							3 inches of asphalt concrete over 15 inches of aggregate base
1.5	SPT	67	7-4-4 (8)	PP = .9 tsf			(ML) Silt with Sand; gray 2.5YR 5/1 with strong brown mottling 7.5YR 5/6, moist, medium stiff, low plasticity fines, fine sand (alluvium) ↓ Becomes Sandy Silt with increasing sand content
5	MC	56	1-3-5 (8)		ML		
10	MC	78	2-3-5 (8)	PP = .6 tsf			
11.5							(ML) Sandy Silt; olive brown 2.5YR 4/6, moist, very loose, non-plastic fines, fine sand (alluvium)
15	SPT	100	1-1-2 (3)		ML		
18.5							
19.5	SPT	100	2-4-9 (13)		SP		(SP) Poorly Graded Sand; light yellow brown 2.5Y 6/4, moist, medium dense, trace non-plastic fines, fine sand (alluvium)
20.0	SW				SW		(SW) Well Graded Sand with Gravel; gray 2.5Y 5/1, moist, fine to coarse sand, fine gravel consisting of subrounded to rounded fresh sandstone and chert (alluvium)

Bottom of borehole at 20.0 feet.

LACO

BORING LOG

HOLE ID.

SHEET NO.

TP-1

1 of 1

PROJECT <i>Optic Suitability</i>	PROJECT NO. <i>8539.01</i>	CLIENT <i>Michael Marino</i>	DATE <i>02/14/17</i>	LOCATION <i>N40-51509 W - 124-12476 ± 9'</i>
RIG	DRILLING METHOD <i>Backhoe</i>	GROUNDWATER		NOTES/MAP
DRILLING COMPANY	SPT HAMMER TYPE	DEPTH <i>9.5'</i>	TIME <i>12:30pm</i>	<i>Presone started ~ 9:33am</i> <i>Loosen Ampres 8:00am</i> <i>jack home lanes 11:00pm 4 Jack</i> <i>Loosen lanes 2:30</i> <i>8 hrs</i>
EXPLORATION PROGRESS	HOLE DIAMETER	<i>None</i>	<i>1:30pm</i>	
START:	DEPTH OF HOLE <i>10'</i>			
END:				
LOGGER <i>VSD</i>				

DEPTH	SAMPLE TYPE	SAMPLE INTERVAL	RECOVERY (%)	BLOWS PER 5 IN.	ROD (%)	PP (TSF)	NOTES	LOG OF MATERIAL
1								Asphaltic concrete
								River Run Aggregate Base (FILL)
2								
3								Sandy loam; medium gran, loose dry ~60% fine sand, 40% non-plastic fines
4								
	X							Gallon Grab
5								Loam, dark gray, loose, moist, 40% fine sand, 60% medium plastic fines
6								
	X							Gallon Grab
7								
8								
								Sandy loam, medium gran, loose, moist, 70% fine sand, 30% plastic fines
9								
	X							Gallon grab
10								

End of Boring 10'

LACO

BORING LOG

HOLE ID.

TP-2

SHEET NO.

1 of 1

PROJECT <i>Septic Suitability</i>		PROJECT NO. <i>8539.01</i>		CLIENT <i>Martino</i>		DATE <i>02/14/17</i>		LOCATION <i>N40.51518 W-124.12540±13</i>	
DRILL RIG		DRILLING METHOD <i>Backhoe</i>		GROUNDWATER		NOTES/MAP <i>Freezeback started at 11:30</i>			
DRILLING COMPANY		SPT HAMMER TYPE		DEPTH <i>9'</i>		TIME <i>12:45pm</i>			
EXPLORATION PROGRESS				<i>None</i>		<i>2:45pm</i>			
START:		HOLE DIAMETER							
END:		DEPTH OF HOLE							
LOGGER <i>VSD</i>									

DEPTH	SAMPLE TYPE	SAMPLE INTERVAL	RECOVERY (%)	BLOWS PER 6 IN.	RQD (%)	PP (TSF)	NOTES	LOG OF MATERIAL
1								3" AC over 24" River Run AB up to 3" diameter
2								30% SANDY LOAM, dark olive gray, moist, non-plastic fines, 70% fine to coarse sand, trace fine gravel.
3								
4								
5								
6								
7								SAND, dark olive gray, moist, trace non-plastic fines, 95% medium sand
8								
9								SILT LOAM, dark gray, wet, low plasticity fines, fine sand
10								

Bottom of Test Pit 10'

LACO

BORING LOG

HOLE ID.

TP-3

SHEET NO.

1 of 1

PROJECT <i>Coastal Swiftness</i>	PROJECT NO. <i>8539.01</i>	CLIENT <i>Martino</i>	DATE <i>02/14/17</i>	LOCATION <i>N40-51451 W-124-12514 ±8'</i>
RIG	DRILLING METHOD <i>Backhoe</i>	GROUNDWATER DEPTH TIME	NOTES/MAP <i>pressure started ~ 10:10am</i>	
DRILLING COMPANY	SPT HAMMER TYPE	<i>Not encountered</i>		
EXPLORATION PROGRESS				
START:	HOLE DIAMETER			
END:	DEPTH OF HOLE			
LOGGER <i>VSO</i>				

DEPTH	SAMPLE TYPE	SAMPLE INTERVAL	RECOVERY (%)	BLOWS PER 6 IN.	RCO (%)	PP (TSF)	NOTES	LOG OF MATERIAL
1								6" Asphaltic Concrete over 10" Riverian bedrock
2								SILT LOAM, dark olive grey, moist, ~ 70% low plasticity fines, 30% fine sand
3								
4								Loamy sand, medium gray, moist, loose, 60% fine sand, 40% low plasticity fines
5								Loamy sand, dark gray, moist, loose, 80% fine to medium sand, 20% low plasticity fines
6								silt clay loam, dark gray, moist, firm, 10% fine sand, 90% medium plasticity fines
7								
8								
9								
10								

Bottom of Boring 10'

LACO

BORING LOG

HOLE ID.

SHEET NO.

TP-4

1 of 1

PROJECT <i>Septic Suitability</i>		PROJECT NO. <i>8539-01</i>		CLIENT <i>Martino</i>		DATE <i>02/14/17</i>		LOCATION <i>N 40 S 1 4 7 4 W-12 4 1 2 5 2 7</i>	
DRILL RIG		DRILLING METHOD <i>Beckhoe</i>		GROUNDWATER		NOTES/MAP			
DRILLING COMPANY		SPT HAMMER TYPE		DEPTH		TIME			
EXPLORATION PROGRESS				<i>Not encountered</i>					
START:		HOLE DIAMETER							
END:		DEPTH OF HOLE							
LOGGER <i>VSD</i>									

DEPTH	SAMPLE TYPE	SAMPLE INTERVAL	RECOVERY (%)	BLOWS PER 6 IN.	ROD (IN)	PP (TSF)	NOTES	LOG OF MATERIAL
1								6" AC over 18" 4R
2								Silty clay loam, dark gray, firm, fine sand, plastic fines ^{pl}
3								
4								
5								
6								Sandy loam, medium gray, loose, moist, fine sand, low plastic fines ^{60%}
7								Silty clay loam, dark gray, moist, firm, fine sand, 90% plastic fines ^{10%}
8								
9								
10								

Bottom of test pit 10'

APPENDIX V– Seismic Design Provisions

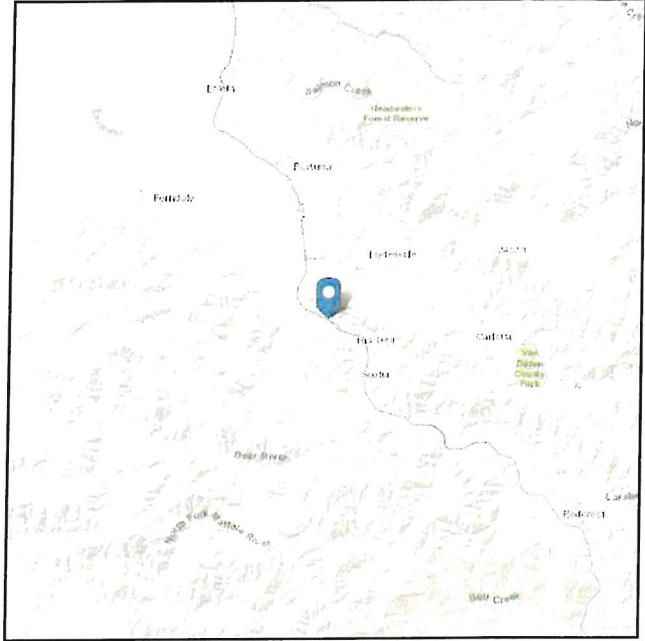
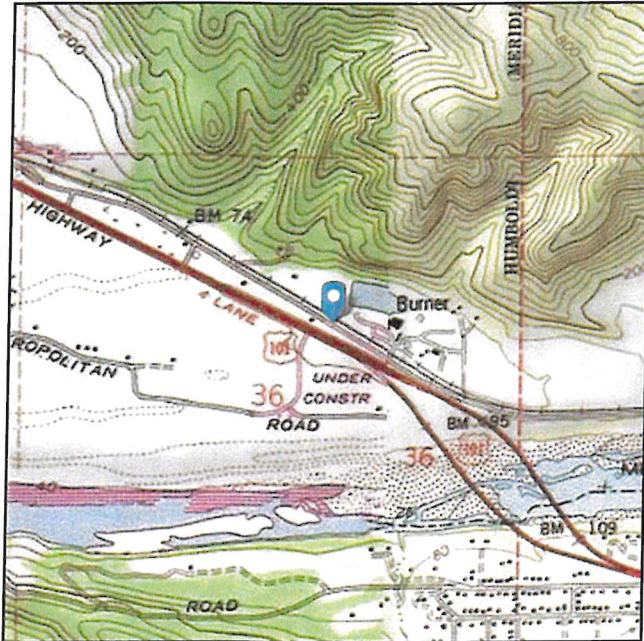


ASCE 7 Hazards Report

Address:
Northwestern Ave
Fortuna, California
95540

Standard: ASCE/SEI 7-10
Risk Category: II
Soil Class: D - Stiff Soil

Elevation: 82.52 ft (NAVD 88)
Latitude: 40.5144
Longitude: -124.1282

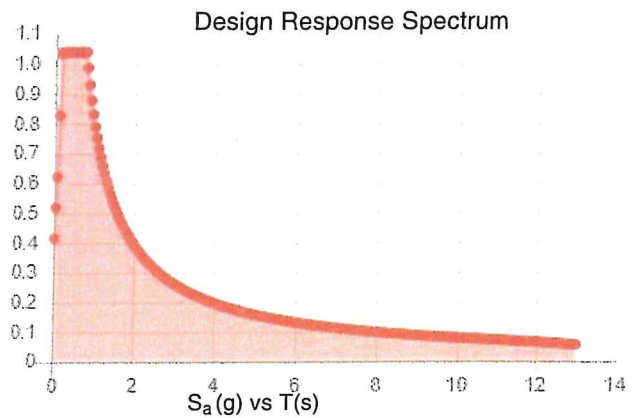
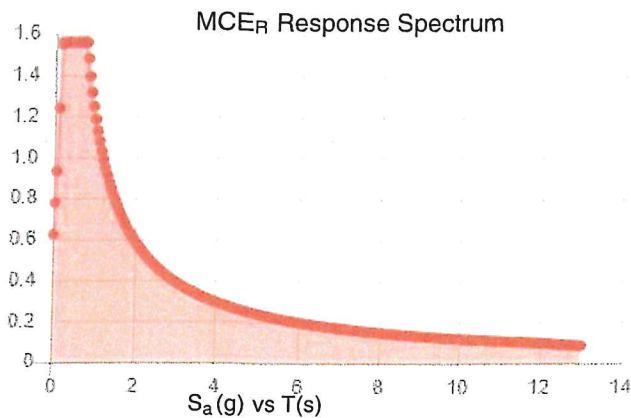


Site Soil Class: D - Stiff Soil

Results:

S_S :	1.561	S_{DS} :	1.041
S_1 :	0.79	S_{D1} :	0.79
F_a :	1	T_L :	12
F_v :	1.5	PGA :	0.62
S_{MS} :	1.561	PGA_M :	0.62
S_{M1} :	1.185	F_{PGA} :	1
		I_e :	1

Seismic Design Category E



Data Accessed:

Thu Apr 23 2020

Date Source:

USGS Seismic Design Maps based on ASCE/SEI 7-10, incorporating Supplement 1 and errata of March 31, 2013, and ASCE/SEI 7-10 Table 1.5-2. Additional data for site-specific ground motion procedures in accordance with ASCE/SEI 7-10 Ch. 21 are available from USGS.

DRAINAGE ANALYSIS



EEL RIVER INDUSTRIAL PARK

NORTHWESTERN AVENUE

RIO DELL, CA 95562

APN 205-111-069



PREPARED BY:



PACIFIC AFFILIATES, INC.

A CONSULTING ENGINEERING GROUP

990 WEST WATERFRONT DRIVE

EUREKA, CA 95501

(707) 445-3001



APRIL 9, 2020

TRAVIS SCHNEIDER, R.C.E. #67393

INTRODUCTION:

The following drainage analysis pertains to the proposed subdivision of Assessor's Parcel Number 205-111-069 in Rio Dell, CA for the construction of the Eel River Industrial park. Four parcels and a remainder will be created, seasonal greenhouse structures will cover parcels 1-4 and the remainder will have a 4,500 square foot manufacturing facility. Each parcel will be used in some aspect of the commercial cannabis industry.

Parcel sizes and drainage areas used in this report are based off of the Eel River Industrial Park Improvement Plans, performed by this office dated April 9, 2020. This report is based on data gathered at the site by Pacific Affiliates on August 25, 2017 and February 25, 2020 where a topographical survey was conducted, and visual reconnaissance of the site and surrounding drainage areas was performed. Additionally, a review of the R-2 Soils Report dated March 17, 2020 performed by this office, which included boring logs from the February 25, 2020 site investigation, as well as percolation test data gathered by LACO on February 14, 2017 to determine suitability of the subject property for installation of an on-site sewage disposal system. No additional impervious surfaces are proposed as a part of this project. Physical limitations exist at the site due to existing topography and existing storm drain conveyance systems. Existing drainage features and conveyance systems were analyzed. All proposed improvements must be designed to integrate with the existing drainage courses and conveyance systems.

PRE-CONSTRUCTION CONDITIONS:

Existing site conditions include a 15-acre parcel of which a majority of the land is relatively flat and consists of asphalt paving. Steep bluffs to the north drain to an existing vegetated swale which runs westerly across the northern boundary of the parcel, and then turns south along the western boundary to Northwestern Avenue, where runoff drains westerly in an existing roadside swale. On-site storm water currently sheet flows across the existing impervious parcel toward the existing drainage features on site which include drainage inlets and bioswales on the east and west sides of the property. See attached Existing Site Plan for locations of existing storm drains and vegetated swales.

POST-CONSTRUCTION CONDITIONS:

The project will not add any additional impervious surface to the property. Existing drainage features on site will remain with no additional proposed improvements. The majority of the site runoff is directed to the existing bioswale located between proposed parcels 2 and 3 which currently acts as a detention basin with overflow directed south along the westerly property line then west into an existing City maintained roadside drainage ditch along Northwestern Avenue. Remaining runoff from a portion of proposed parcel 1 is directed to the existing bioswale located on the east side of the property.

ASSUMPTIONS AND EQUATIONS:

For the purposes of calculating the peak runoff flow for a 100-year storm event, a time of concentration for the project area is assumed to be ten minutes. The resulting rainfall intensity value was obtained from **Rainfall Intensity Curves**, Eureka WB, No. 5 California Division of Highways, District 1 Hydraulics Department:

Rainfall Distribution - Type IA
Soil Group – B
Time of Concentration, $t_c = 10$ min
100-year storm rainfall intensity, $i_{100} = 3.12$ in/hr

Runoff coefficients are based on values provided in Table 11.3, Hwang; and, Tables 7-9 and 7-10, McCuen and are as follows for the different area types:

Table 1: Runoff Coefficients

Description of Area	C
Asphalt Paving	0.90
Lawn Area	0.30

Runoff Flows:

Runoff flows are generated using the Rational Method which gives the peak runoff values for a design storm event based on rainfall intensity and drainage area characteristics.

$$Q = CiA$$

Equation 1

Where:

Q = Flow (cubic feet per second - cfs)
C = Runoff coefficient
i = Rainfall intensity (inches/hour)
A = Drainage area (acres)

RUNOFF CALCULATIONS

Assume:

Rainfall Distribution - Type IA

Soil Group - B

Table 2: Areas used for post-runoff calculations

Parcel	Area (ft ²)	Area (acre)
1	285986	6.50
2	141174	3.24
3	59910	1.37
4	52272	1.20
Remainder	86249	1.98
Total	625,591	14.29

Post parcel areas do not include areas of the existing bioswales, new landscaping or bluffs to the north.

Runoff Coefficients are specified for the area.

$C_{lawn} = 0.30$ Table 7-9, Hydrologic Analysis and Design, McCuen
 $C_{paving} = 0.90$ Asphalt paving and rooftop surfaces

Table 3: Pre-development Runoff Coefficients

Parcel No.	Existing Condition	Area (ft ²)	C_{pre}
1	Asphalt Paving	285986	0.90
2	Asphalt Paving	141174	0.90
3	Asphalt Paving	59910	0.90
4	Asphalt Paving	52272	0.90
Remainder	Asphalt Paving	86249	0.90

Table 4: Post-development Runoff Coefficients

DRAIN AREA No.	DRAINS TO	Proposed Development	C	Area (ft ²)	Proposed Development	C	Area (ft ²)	C_{post}
1a	West Bioswale	Asphalt Paving	0.90	138,222	Landscaping	0.30	930	0.90
1b	East Bioswale	Asphalt Paving	0.90	144,918	Landscaping	0.30	1916	0.89
2	West Bioswale	Asphalt Paving	0.90	139,944	Landscaping	0.30	1230	0.89
3	West Bioswale	Asphalt Paving	0.90	56,414	Landscaping	0.30	766	0.89
4	West Bioswale	Asphalt Paving	0.90	47,736	Landscaping	0.30	4536	0.85
Remainder-a	West Bioswale	Asphalt Paving	0.90	77,209	Landscaping	0.30	2920	0.88
Remainder-b	Roadside Ditch	Roofs	0.90	6120	Landscaping	0.30	0	0.90

The C_{post} value in Table 3 above is the weighted average of the runoff coefficients for the different proposed areas for each parcel.

Runoff Determination:

$$Q = CiA$$

(Equation 1)

Where:

Q = Flow in (cfs)

C = Runoff coefficient

i = Rainfall intensity (inches/hour)

A = Drainage area (acres)

Assume $t_c = 10$ min for pre- and post-development

For the subject area ($i(t_c)$) values are taken from **Rainfall Intensity Curves**, Eureka WB, No. 5 California Division of Highways, District 1 Hydraulics Department. A factor of 1.04 was utilized to relate the rainfall intensities of Eureka to Rio Dell.:

$$i_2 = (1.25)(1.04) = 1.30 \text{ in/hour}$$

$$i_{10} = (2.1)(1.04) = 2.184 \text{ in/hour}$$

$$i_{100} = (3.0)(1.04) = 3.12 \text{ in/hour}$$

Pre-construction runoff:

Table 5: Pre-construction flow rates

Parcel No.	Q_{pre2} (cfs)	Q_{pre10} (cfs)	Q_{pre100} (cfs)
1a	3.7	6.2	8.8
1b	4.0	6.7	9.6
2	3.8	6.4	9.1
3	1.6	2.7	3.9
4	1.4	2.4	3.4
Remainder	2.3	3.9	5.6
Total	16.8	28.2	40.2

Post-construction runoff:

Table 6: Post-construction flow rates

DRAIN AREA No.	Q_{post2} (cfs)	Q_{post10} (cfs)	$Q_{post100}$ (cfs)
1-a	3.7	6.3	9.0
1-b	3.9	6.6	9.4
2	3.7	6.3	9.0
3	1.5	2.6	3.6
4	1.3	2.2	3.2
Remainder-a	2.1	3.5	5.1
Remainder-b	0.2	0.3	0.4
Total	16.5	27.7	39.6

Storage Volume:

Method 1: $V_{s,Total} = (Q_{100post})(60 \text{ sec/min})(30 \text{ min})(K)/(2)$ **(Equation 2)**

Where:

$V_{s,Total}$ = Volume of Storage (ft³)

$Q_{100post}$ = 100 year storm post-development peak runoff (cfs)

$K = 1.5$, factor accounting for non-linearities of assumed hydrograph

$$V_{s,Total} = (39.6)(60)(30)(1.5)/(2) = 53,460 \text{ ft}^3$$

$$V_{s,Total} = 1.23 \text{ acre-ft}$$

Table 7: Required storage volumes-West

DRAIN AREA No.	$V_{s,Total}$ (ft³)	$V_{s,Total}$ (acre-ft)
1-a	12150	0.28
2	12150	0.28
3	4860	0.11
4	4320	0.10
Remainder-a	6885	0.16
Total	40365	0.93

Table 8: Required storage volumes-East

DRAIN AREA No.	$V_{s,Total}$ (ft³)	$V_{s,Total}$ (acre-ft)
1-b	12690	0.29
Total	12690	0.29

Table 9: Required storage volumes-Roadside Ditch

DRAIN AREA No.	$V_{s,Total}$ (ft³)	$V_{s,Total}$ (acre-ft)
Remainder-b	540	0.01
Total	540	0.01

Conclusion:

Based on the above calculations for the 100-year storm event, the existing drainage features will accommodate the proposed project. The project will not provide a significant decrease in runoff to the east bioswale and will provide a slight reduction in storm water runoff to the west bioswale:

Total Pre-Construction Runoff to West Bioswale	30.6	cfs
Total Post-Construction Runoff to West Bioswale	29.8	cfs
Total reduction of runoff to West Bioswale	0.8	cfs
Total reduction of required storage for West Bioswale	945	ft ³
Total reduction of required storage for West Bioswale	0.02	acre-ft

The amount of on-site storm water runoff impacting the west bioswale was reduced by about 2.6% as a result of the proposed development.

**Rio Dell Holdings Minor Subdivision
File No. 205-111-069; Case No. PMS 18-01 Modification
Conditions of Approval**

Approval of the subdivision is conditioned upon the following terms and requirements which must be fulfilled before the Parcel Map may be recorded.

- 1. Map Expiration:** The approval of the Tentative Map shall expire 24 months after all appeal periods have lapsed.
- 2. Taxes:** All taxes to which the property is subject shall be paid in full if payable, or secured if not yet payable to the satisfaction of the County's Tax Collector's Office, and all special assessments on the property must be paid or reapportioned to the satisfaction of the affected assessment district. Please contact the Tax Collector's Office approximately three to four weeks prior to filing the Final Map to satisfy this condition.
- 4. Map Type:** The applicant must cause to be filed a Parcel Map in accordance with the Final Map requirements of Section 16.10.120 et. seq. of the Rio Dell Municipal Code (RDMC). The approved lot line adjustment shall be reflected on the Final Map. A subdivision map checking deposit of \$500.00 shall be paid at the time the subdivision map is submitted for checking. County Recorder fees shall be paid prior to submittal of the map to the County recorder for filing.
- 5. Improvement Plans:** Pursuant to Section 16.25.060 of the Rio Dell Municipal Code (RDMC) the applicant shall submit improvement/construction plans for the required curb, gutter, sidewalk, streets, pedestrian trail, water lines, drainage improvements, fire hydrants and street lights. Improvement plans must be prepared by a Civil Engineer registered by the State of California. Improvement plans shall be on 24" x 36" sheets, unless otherwise approved by the City Engineer.

The Improvement Plans shall be reviewed, signed as approved by the City Engineer (GHD). A plan checking deposit of \$500.00 shall be paid at the time the Improvement Plans are submitted for checking. The City Engineer shall review and approve the Improvement Plans prior to any construction activity.
- 6. Unknown Improvements:** Other on-site and/or off-site improvements may be required which cannot be determined from the Tentative Map at this time. These improvements, if any, will be determined after a complete review of the required Improvement Plans.
- 7. Easements:** All easements, including Drainage easements that encumber or are appurtenant to the subdivision shall be shown graphically on the Parcel Map. Those easements that do not have a metes and bounds description shall be noted on the Final Map and shown as to their approximate location.

8. Department of Toxic Substances Control: The applicant shall comply with the Department of Toxic Substances Control's following conditions. Written verification from the Department of Toxic Substances Control is required prior to the filing of the Parcel Map.

1. The owners shall enter into a Voluntary Oversight Agreement.
2. The applicants shall provide written verification from DTSC to the City indicating that they have no objection to the recordation of the Parcel Map.

9. Utilities: All utilities shall be placed underground. Utilities including water, power, phone, cable tv, etc. shall be installed to the property line. If the applicant intends on deferring the extension of the utilities through a Deferred Improvement Agreement, the applicant shall be required to provide raceways/conduit if the utilities are proposed to be within the improved access road/driveway improvements.

10. Fire Hydrants: The applicant shall submit a hydraulic flow analysis demonstrating that the water supply line into the development will provide adequate fire flows for future Fire Hydrants located onsite. Note: The Fortuna Fire Protection District (FFPD) has indicated that the placement of the onsite hydrants can be deferred until the time of development.

11. Curbs, Gutters and Sidewalks: Curbs, gutters and a five (5) foot sidewalk shall be provided parallel to the southerly property line along Northwestern Avenue. Drainage Inlets (DI's) and/or underdrains shall be constructed at any low spots in the gutter and discharged to the recommended detention area between Northwestern and the property line.

A PCC Caltrans Type A1-6 curb shall be provided. The applicant shall pave any area between the new gutter and the existing asphalt. This will require the existing fire hydrant in front of the subject parcel to be relocated.

When widening hot mix (asphalt roads) the widened road shall be paved with hot mix. A sawcut is required to ensure a uniform joint between the existing and new pavement. The location of the sawcut shall be approved by the City Engineer and the Department of Public Works. The structural section of all new asphalt shall include a minimum of 0.3 foot of Caltrans Type B hot mix (asphalt) over 0.67 foot of Caltrans Class 2 aggregate base. If required by the City Engineer, the structural section of all new roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by the City Engineer. Based on soil conditions, the City Engineer may also require a geotextile fabric to be placed on top of the sub grade.

12. Bike Lane: A five (5) foot striped bike lane shall be delineated from the face of the curb for the entire length of the required curb, gutter and sidewalk.

13. Access Road/Driveways: The proposed access road/driveways shall be a minimum width of 25 feet. The structural section of all new asphalt shall include a minimum of 0.3 foot of

Caltrans Type B hot mix (asphalt) over 0.67 foot of Caltrans Class 2 aggregate base. If required by the City Engineer, the structural section of all new roads shall be determined by Caltrans R-Value method using a Traffic Index (T.I.) approved by the City Engineer. Based on soil conditions, the City Engineer may also require a geotextile fabric to be placed on top of the sub grade. The access road/driveways shall be designed and constructed to meet current ADA requirements.

An 18" high-density polyethylene (HDPE) culvert with appropriate armoring shall be placed under the proposed access roads/driveways off of Northwestern Avenue.

14. Pedestrian Access: The applicant shall construct a four (4) foot wide ADA path of travel from Northwestern Avenue to the property line. The structural section of all new asphalt shall include a minimum of 0.3 foot of Caltrans Type B hot mix (asphalt) over 0.67 foot of Caltrans Class 2 aggregate base.

15. Onsite Drainage: The applicant shall replace the two existing deteriorating 42" CMP culverts at the north end of the site with 42" HDPE culverts and the existing deteriorating 52" CMP culvert between Northwestern and the property with a 52" HDPE culverts. Should the City Engineer determine that these culverts are in good working condition this condition may be removed. However, the applicant shall clean/remove any silt or debris impeding the flow of water.

All existing drainage ditches on-site shall be grubbed the silt deposits removed.

An Operations and Maintenance Agreement regarding the operations and maintenance of the drainage facilities shall be submitted to the City Engineer for their review and approval. The Operations and Maintenance Agreement shall be recorded to provide notice to prospective buyers and future owners.

16. Offsite Drainage: The existing deteriorating 52" CMP culvert between Northwestern and the property with a 52" HDPE culvert. Should the City Engineer determine that the culvert is in good working condition this condition may be removed. However, the applicant shall clean/remove any silt or debris impeding the flow of water.

The existing drainage ditch between Northwestern Avenue and railroad tracks shall be excavated to accommodate an additional 10,000+/- gallons, which will require the removal of approximately 50 cubic yards.

17. Street Light: The applicant shall install or cause to install a street light near the northern end of the property as depicted in Figure 4 of the Staff Report.

Informational Notes

1. If potential archaeological resources, paleontological resources or human remains are unearthed during grading activities, all work ground disturbing activities shall be stopped and a qualified archaeologist funded by the applicant and approved by the City of Rio Dell and the Bear River Band of the Wiyot Nation, shall be contracted to evaluate the find, determine its significance, and identify any required mitigation (e.g., data recovery, resource recovery, in-situ preservation/capping, etc.). Any such mitigation shall be implemented by the developer prior to resumption of any ground disturbing activities.
2. In accordance with California Health and Safety Code §7050.5 and California Public Resources Code §5097.94 and 5097.98, if human remains are uncovered during project subsurface construction activities, all work shall be suspended immediately and the City of Rio Dell, Humboldt County Coroner and the Bear River Band of the Wiyot Nation shall be immediately notified. If the remains are determined by the Coroner to be Native American in origin, the Native American Heritage Commission (NAHC) shall be notified within 24 hours of the determination, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains.

RESOLUTION NO. PC 149-2020



**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIO DELL
APPROVING THE RIO DELL HOLDINGS SUBDIVISION:**

WHEREAS The applicant is proposing a minor subdivision of a 15+/- acre parcel into four (4) parcels of 1.20, 1.58, 3.77, 6.63 acres and a Reminder of 1.85 acres; and

WHEREAS the parcels will be dependent on on-site septic systems and community water; and

WHEREAS pursuant to Section 66474 of the Subdivision Map Act and Title 16 of the Rio Dell Municipal Code (RDMC) in order approve this project the Planning Commission must determine that the applicant has submitted evidence in support of making all of the following required findings:

1. That the subdivision together with the provisions for its design and improvements is consistent with the City's General Plan; and
2. That the subdivision complies with the requirements and standards of the City's zoning regulations; and
3. That the subdivision complies with the requirements and standards of the City's subdivision regulations; and
4. That the subdivision is physically suitable for the type of development; and
5. The subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and

WHEREAS the applicant has provided evidence that the subdivision is consistent with the General Plan, Zoning and Subdivision regulations. In addition, the parcels are suitable for their intended use and there is no evidence to suggest that approving the subdivision will cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and

WHEREAS staff has determined that the subdivision is Statutorily Exempt pursuant to Section 15315 of the CEQA Guidelines, Title 14, Chapter 3 of the California Code of Regulations; and

NOW, THEREFORE, BE IT RESOLVED the Planning Commission finds that based on evidence on file and presented in the staff report and the recommended conditions of approval that the proposed subdivision complies with all of the following required findings:

1. That the subdivision together with the provisions for its design and improvements is consistent with the City's General Plan; and
2. That the subdivision complies with the requirements and standards of the City's zoning regulations; and
3. That the subdivision complies with the requirements and standards of the City's subdivision regulations; and
4. That the subdivision is physically suitable for the type of development; and
5. The subdivision is not likely to cause substantial environmental damage or substantially and avoidably fish or wildlife or their habitat; and

BE IT FURTHER RESOLVED that the Planning Commission of the City of Rio Dell approves the subdivision subject to conditions of approval.

I HEREBY CERTIFY that the forgoing Resolution was PASSED and ADOPTED at a regular meeting of the Planning Commission of the City of Rio Dell on August 25, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Nick Angeloff, Chair

ATTEST:

I, Karen Dunham, City Clerk for the City of Rio Dell, State of California, hereby certify the above and foregoing to be a full, true and correct copy of Resolution No. PC 149-2020 adopted by the Planning Commission of the City of Rio Dell on August 25, 2020.

Karen Dunham, City Clerk, City of Rio Dell